

**SALE PRICE & LEASE RATE REDUCED**

SALE PRICE \$2,295,000 | LEASE RATE \$7.00/PSF NNN

24,450 SF ON  $\pm 2$  AC **FOR SALE**  
17,450 SF **FOR LEASE**



**LIGHTED  
SIGNAGE  
WITH I-25  
VISIBILITY**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**4225-4231  
N ELIZABETH ST**

PUEBLO, CO 81008



# 24,450 SF BUILDING ON ±2 AC AVAILABLE FOR SALE OR LEASE

## LEASED SPACE

7,000 SF is currently leased to Sit Means Sit through June 30, 2026 leaving 17,450 SF available for buyer or tenant.

## AVAILABLE SPACE

The available space includes approximately 10,000 SF of warehouse/manufacturing space, 2,000 SF of showroom, and a 4,500 SF second-story office overlooking both. It features two 10'x12' overhead doors, ample power, and 1.5 acres of outdoor storage—half an acre behind the building and one acre in front with excellent visibility from I-25. Additionally, an existing tenant provides in-place income to help offset ownership costs.



**24,450 SF**  
BUILDING SIZE



**APPROX. 2 ACRES**  
SITE AREA



**B-3**  
ZONING



**05-130-45-001**  
PARCEL #



**20'**  
CLEAR HEIGHT



**600A 208V 3-PHASE**  
POWER



**(3) 10' x 12' OHD**  
TOTAL LOADING



**1999**  
YEAR BUILT



**\$2,295,000**  
~~**\$2,600,000**~~  
PURCHASE PRICE



**\$93.86/SF**  
PRICE PER SF



**\$40,180.88**  
TAXES (2024)



**17,450 SF**  
AVAILABLE SPACE



**\$7.00/RSF NNN**  
~~**\$8.00/RSF NNN**~~  
LEASE RATE



**\$2.50/SF**  
EXPENSES (2025 EST)

SALE

LEASE



**31,521 VPD**



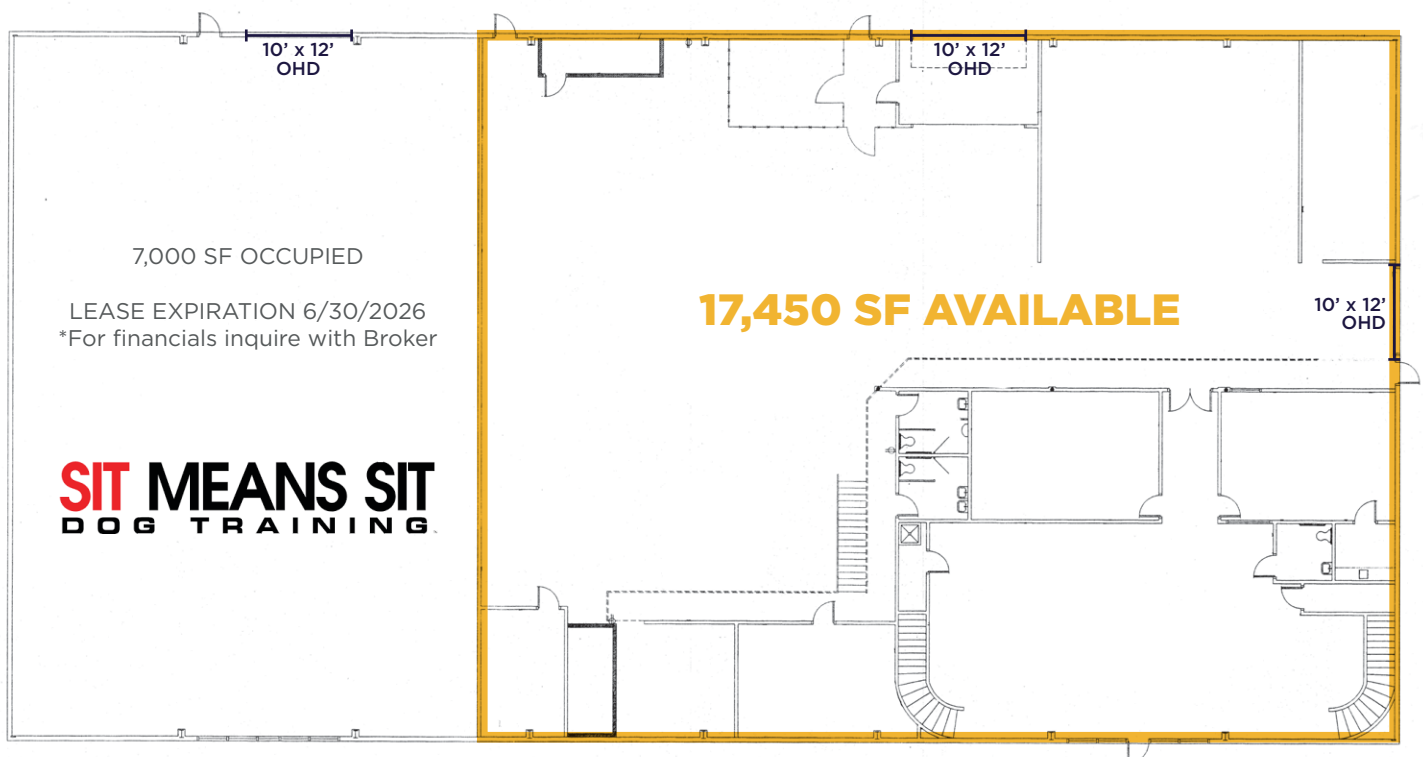
# SITE PLAN



[Click Here to view floorplans for the Mezzanine & First Floor](#)



## FLOORPLAN







**FOR MORE INFORMATION, PLEASE CONTACT:**



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**AARON HORN**

Sr Managing Director

+1 719 418 4070

[ahorn@coscommercial.com](mailto:ahorn@coscommercial.com)

**HEATHER MCKEEN**

Director

+1 719 418 4062

[hmckeen@coscommercial.com](mailto:hmckeen@coscommercial.com)

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