



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



315 PRAIRIE RD

COLORADO SPRINGS, CO 80909

VALUE PRICED WAREHOUSE
\$125,000

FOR SALE

315 PRAIRIE RD

PROPERTY FEATURES



**BUILDING
SIZE**
1,172 SF



**SITE
AREA**
0.11 AC



**YEAR
BUILT**
1983

AFFORDABLE INDUSTRIAL SPACE IN CENTRAL COLORADO SPRINGS

315 Prairie Rd offers value-driven industrial space with drive-in loading, open work areas, and excellent access to I-25 and South Circle Dr.



LOADING
(1) 10' X 12'
DRIVE-IN OHD



**CLEAR
HEIGHT**
12'



ZONING
MX-L
COLORADO
ENTERPRISE ZONE



**PURCHASE
PRICE**
\$125,000

The flexible layout is well-suited for light industrial, service, or contractor use, with nearby amenities and strong regional connectivity.

DRIVE TIMES



8 Min. | I-25



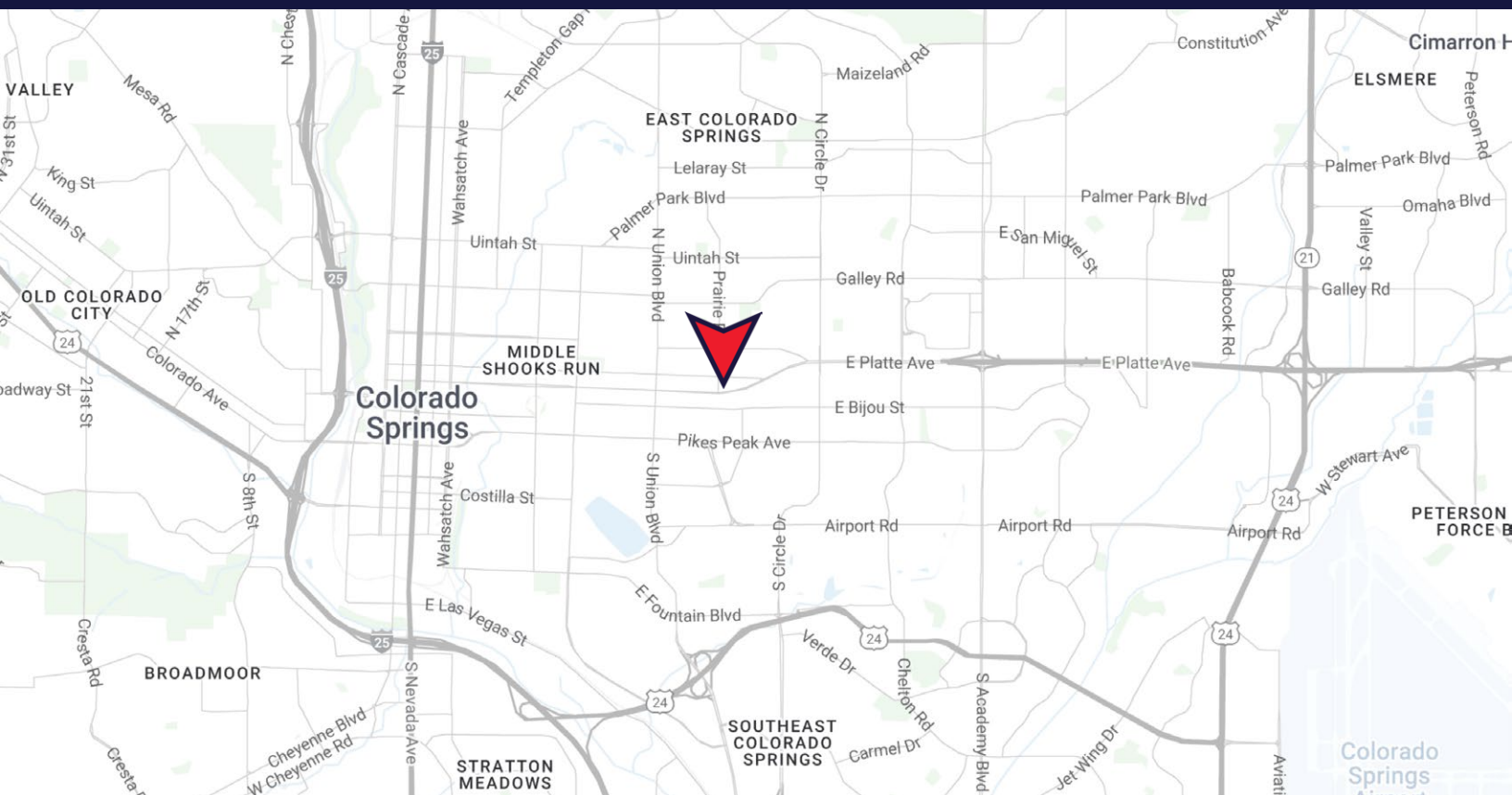
8 Min. | Downtown COS



18 Min. | COS Airport



20 Min. | Briargate



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