



Colorado Springs
Commercial

Office/Warehouse **FOR SALE OR LEASE**



LEASE RATE
\$12/SF/NNN



PURCHASE PRICE
\$1,950,000 (\$206.02/SF)

AVAILABLE
#160: 3,400 SF



5950 OMAHA BLVD

COLORADO SPRINGS, CO 80915

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OWNERSHIP OPPORTUNITY

Rare opportunity to build equity in commercial real estate along side your business. Owner/User can occupy 3,400 SF while National Credit Tenant Karcher helps finance the property.

This functional property features oversized drive-through doors, two in front and two in the rear, accessing the fenced outdoor storage. Stacked office allows maximum utilization of the shop area. Prime location at Omaha Blvd & Powers Blvd provides great access to all of Colorado Springs.

SUITE 160

- (4) Drive-through OHD'S
- 1,000 SF Fenced Yard
- 2nd Floor Mezzanine Office
- Floor Drains

K'ARCHER

EXISTING TENANT:

Click Here to learn more about Karcher
www.karcher.com/us

Inquire with Brokers for financial information


**BUILDING
SIZE**
9,465 SF


**SITE
AREA**
0.95 AC


**YEAR
BUILT**
2002


TOTAL LOADING
(6) 10' X 16'
DRIVE-IN OHD'S


ZONING
CC CAD-O
COLORADO
ENTERPRISE
ZONE


PARKING
2.22 per
1,000 RSF


**FLOOR
DRAINS**


**CLEAR
HEIGHT**
16'


**PURCHASE
PRICE**
\$1,950,000
(\$206.02/SF)


**SPACE
AVAILABLE**
#160: 3,400 SF


**LEASE
RATE**
\$12/SF/NNN


**NNN
EXPENSES**
\$3.82/SF
(2025 EST.)



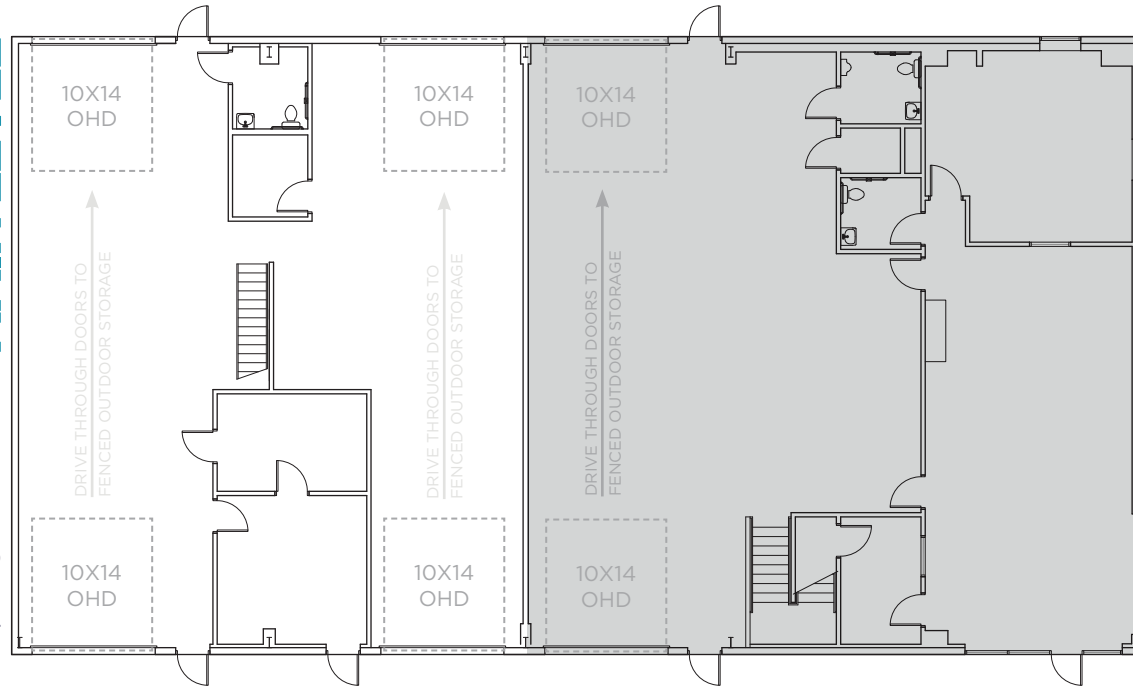
FLOORPLANS

SUITE 160: 3,400 SF TOTAL

SUITE 120: 6,045 SF TOTAL

MAIN LEVEL

SUITE 160
Main Level
3,020 SF



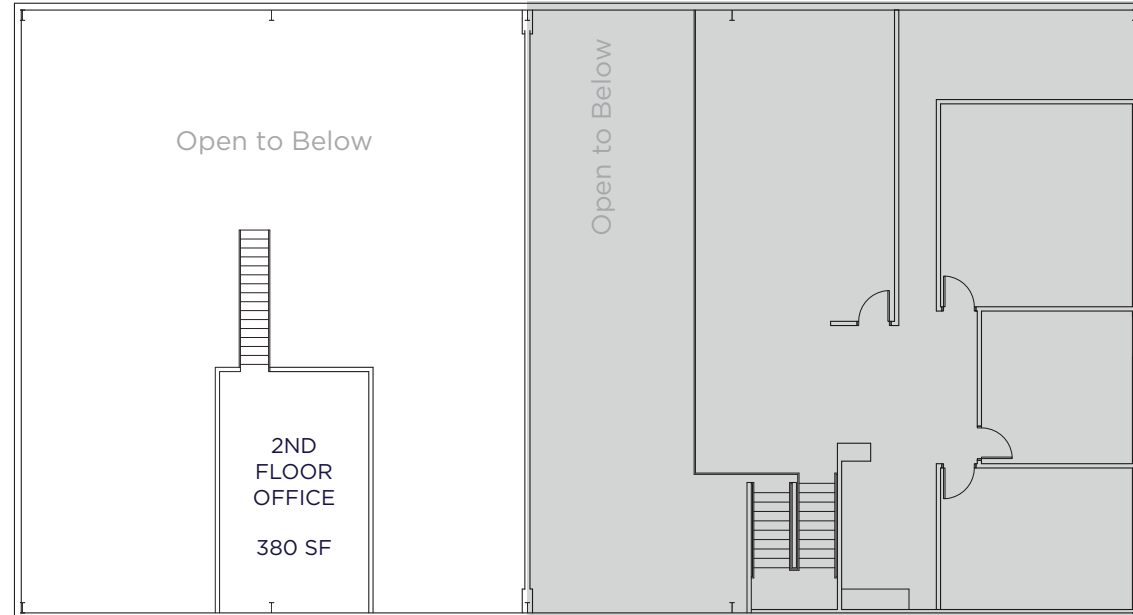
K'ARCHER

**LEASE EXP
6/30/2028**

SUITE 120

Main Level
3,622 SF

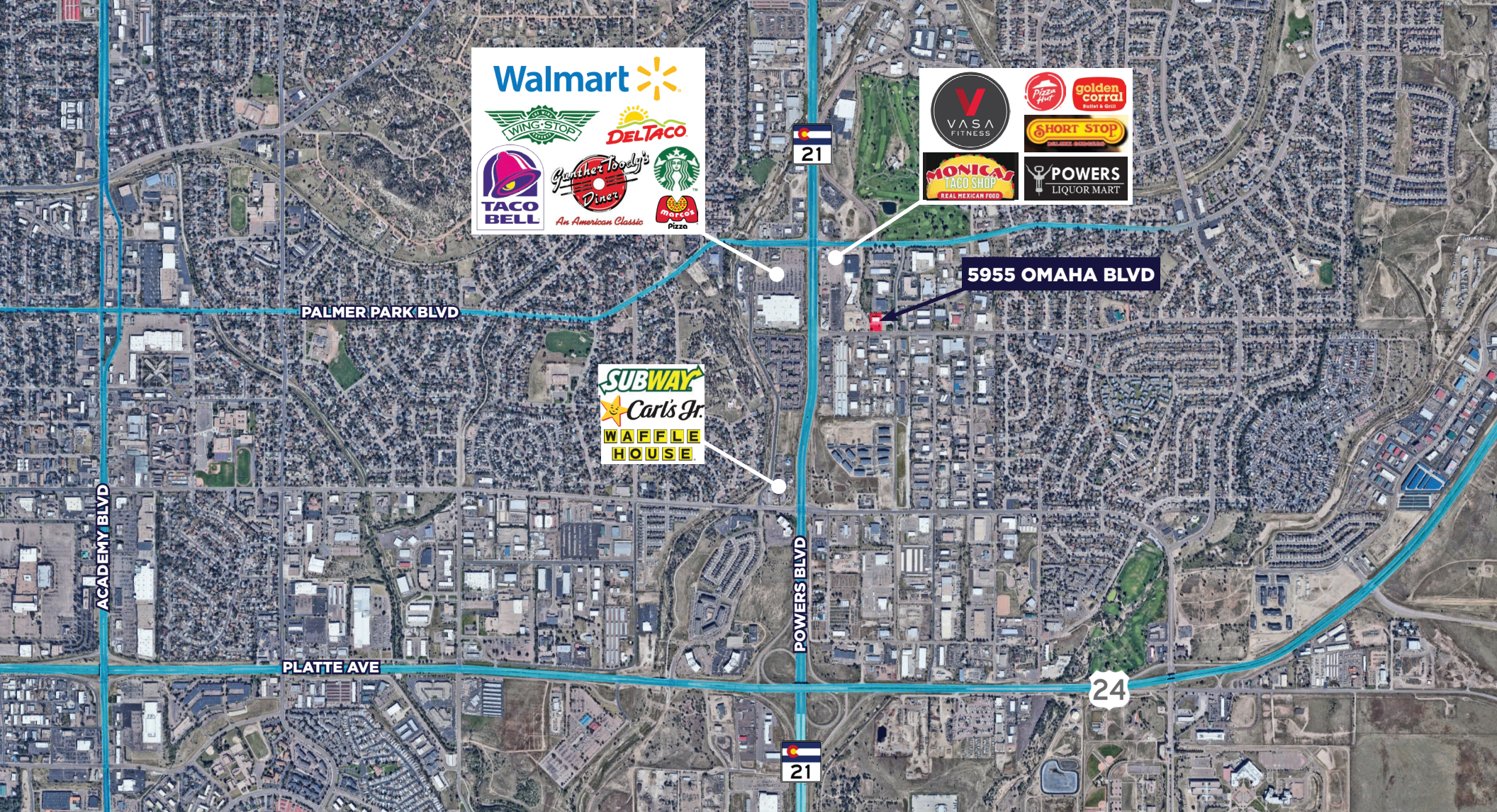
MEZZANINE LEVEL



LEASED

SUITE 120

Mezzanine Level
2,422 SF



CONTACT

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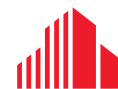
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**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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