



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 1620 PAONIA ST

COLORADO SPRINGS, CO 80915

**FOR SALE | 25,575 RSF OFFICE/WAREHOUSE**

Built for Big Moves — 7 Docks, 2 OHDs, 16' Clearance





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OFFICE/WAREHOUSE **FOR SALE** | **25,575 RSF**  
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**25,575 SF**  
BUILDING SIZE



**400A 3 PHASE 208Y/120V**  
POWER



**2.6:1,000 RSF**  
PARKING



**61.5%**  
OCCUPANCY



**1985**  
YEAR BUILT



**YES**  
FIRE SPRINKLERS



**I-2 CAD-O**  
ZONING



**\$3,200,000**  
SALE PRICE



**16'**  
CLEAR HEIGHT

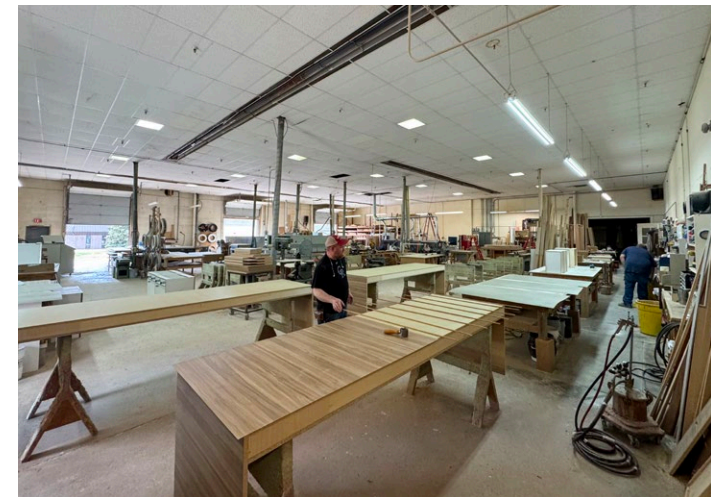
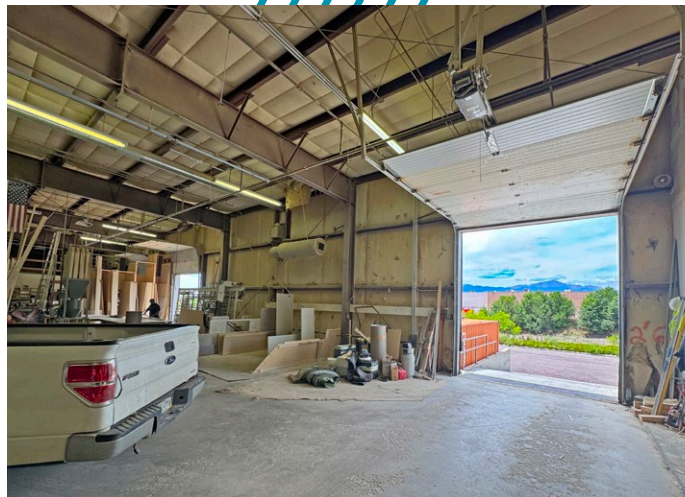
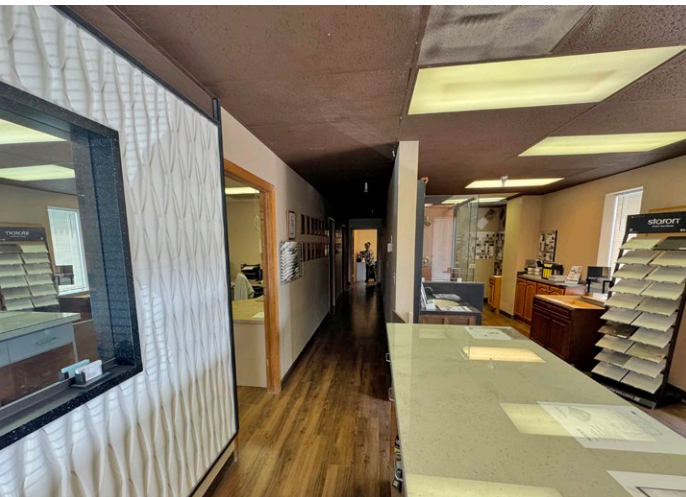


**\$125.12/SF**  
PRICE PER SF

Located near the intersection of Platte Avenue and Powers Boulevard, this versatile industrial property offers a rare owner/user purchase opportunity in one of Colorado Springs' most active industrial corridors. The building totals approximately 25,575 SF, featuring seven dock-high doors, two drive-in doors, and a 16' clear height—ideal for distribution, manufacturing, or service-based operations.

The property is partially leased to Ardako Wood Products (±15,729 SF) with roughly two years remaining on the current term, providing immediate in-place income. The balance of the space is currently occupied but will be delivered vacant upon sale, offering the buyer a smooth transition for partial or full occupancy.

With excellent transportation access, functional loading, and a strong tenant base in the surrounding area, 1620 Paonia St presents an ideal blend of stability and flexibility for an owner looking to position their operations in a prime Colorado Springs location.

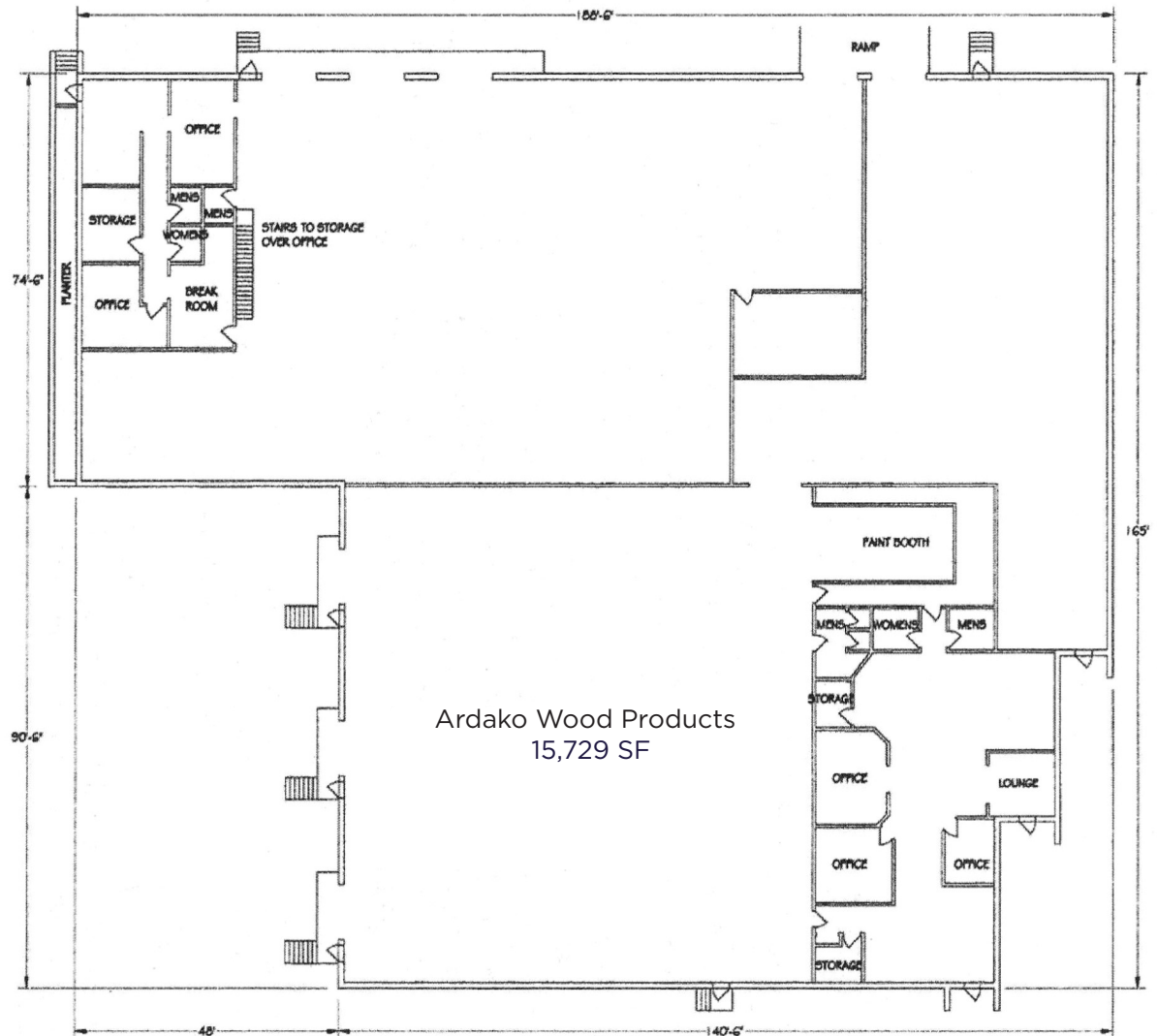


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# FLOOR PLAN

## SITE PLAN





## DRIVE TIMES

	<b>10 Min.</b>   COS Airport
	<b>14 Min.</b>   Downtown COS
	<b>18 Min.</b>   I-25
	<b>26 Min.</b>   Northgate

## DEMOGRAPHICS



### HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,049	93,166	230,336



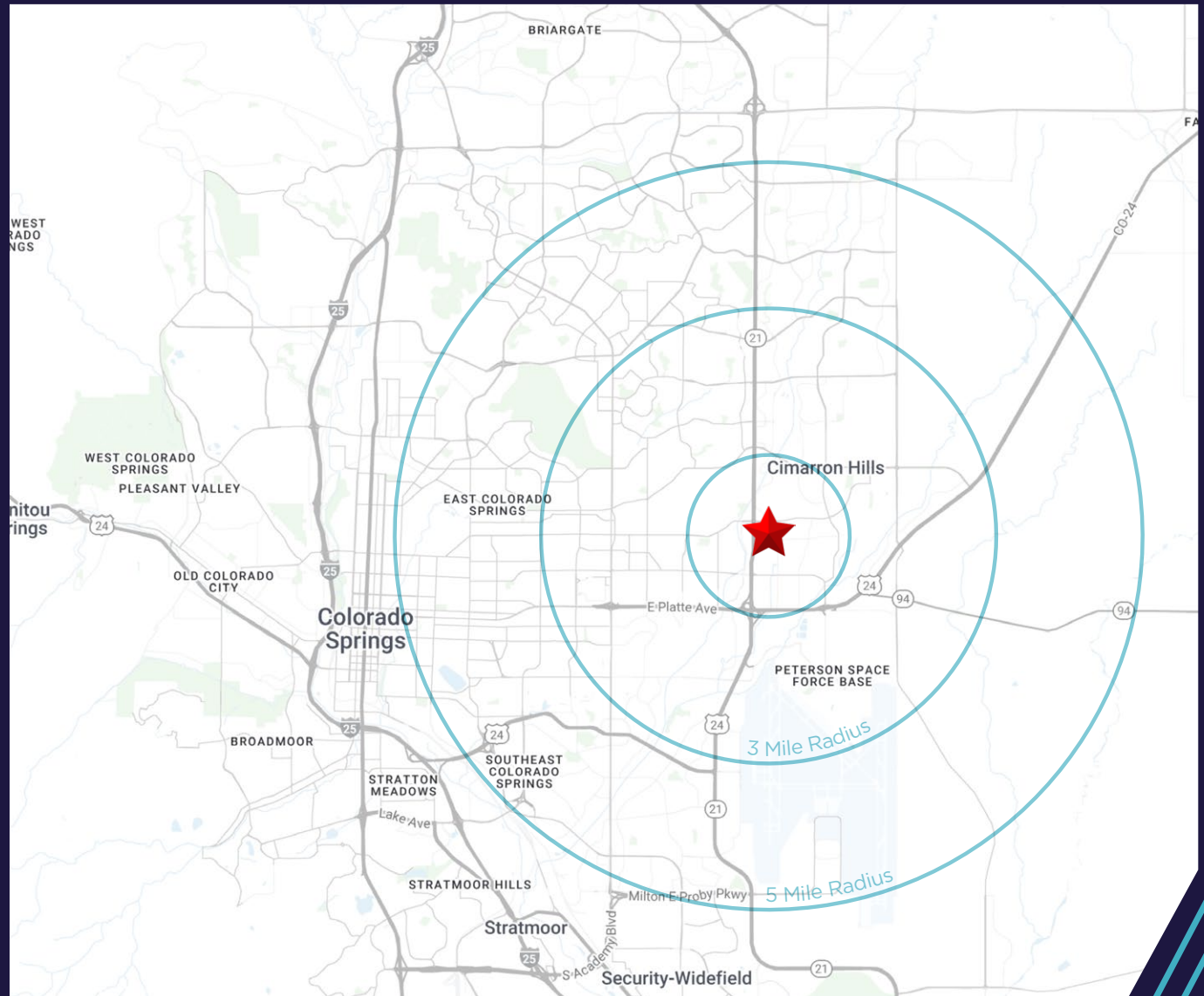
### POPULATION

1 MILE	3 MILES	5 MILES
10,239	237,114	599,743



### AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$71,150	\$83,007	\$96,529

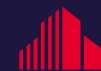


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