1620 PAONIA ST

COLORADO SPRINGS, CO 80915



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OFFICE/WAREHOUSE FOR SALE | 25,575 RSF Built for Big Moves — 7 Docks, 2 OHDs, 16' Clearance

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25,575 SFBUILDING 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/SFPRICE 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.







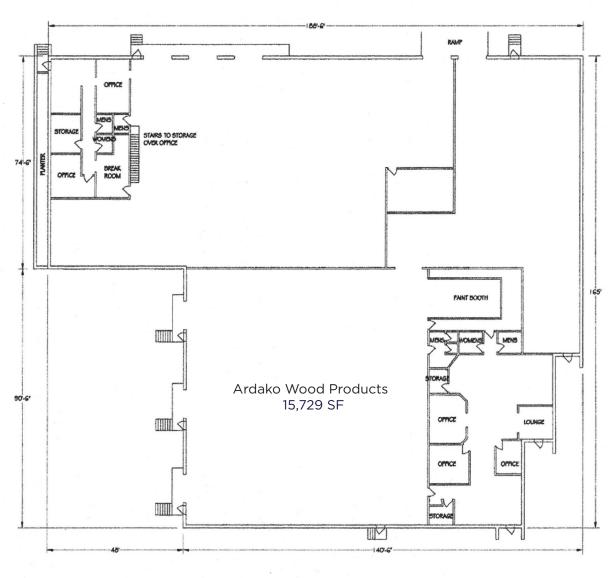
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FLOOR PLAN

SITE PLAN /////





DRIVE TIMES



10 Min. | COS Airport



14 Min. | Downtown COS



18 Min. | 1-25



26 Min. | Northgate

DEMOGRAPHICS



HOUSEHOLDS

 1 MILE
 3 MILES
 5 MILES

 4,049
 93,166
 230,336



POPULATION

 1 MILE
 3 MILES
 5 MILES

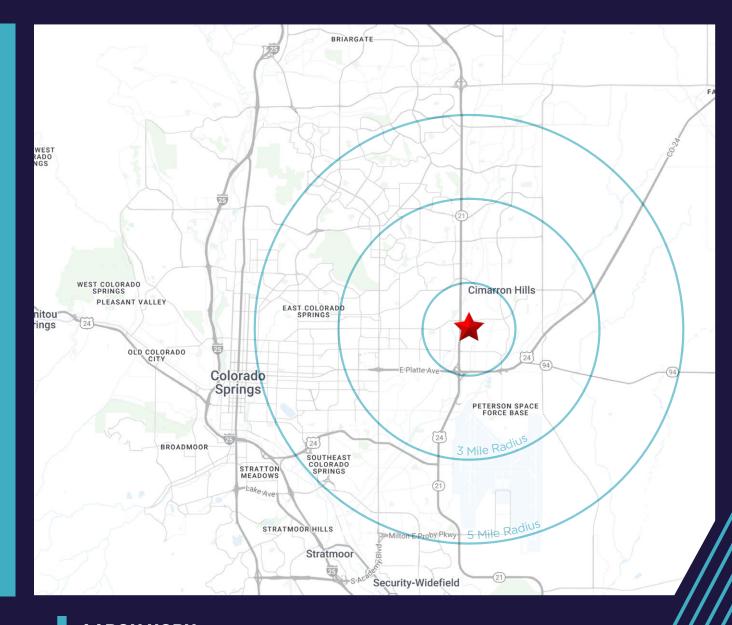
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 237.114
 599.743



AVERAGE
HOUSEHOLD INCOME

 1 MILE
 3 MILES
 5 MILES

 \$71,150
 \$83,007
 \$96,529



MAX STANTON

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Colorado Springs Commercial

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