



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

**3420 N CHELTON LOOP**  
COLORADO SPRINGS, CO 80915

# 3420 N CHELTON LOOP

9,200 SF Office/Warehouse | **FOR SALE**

## FUNCTIONAL OWNER/USER BUILDING WITH MULTI-TENANT CAPABILITY

3420 N Chelton Loop presents a highly functional and flexible owner/user industrial opportunity in the heart of East Colorado Springs, located at the Academy Blvd and Platte Ave corridors—two of the area's primary east-west and north-south arterials providing efficient access throughout the metro.

The ±9,200 SF building is ideally configured for either single-user occupancy or multi-tenant use, with a demising wall already in place and office, restrooms, and access points serving both sides of the building. This layout creates a compelling opportunity for an owner/user to occupy one half of the building while leasing the remaining space to offset ownership costs.

The warehouse features approximately 18' clear height and multiple overhead doors, including both dock-high and grade-level loading, allowing for efficient shipping, receiving, and flexible operational use. In addition, the building includes a load-bearing mezzanine storage area above the office (not included in the building square footage), providing valuable bonus storage capacity without sacrificing floor space.



### BUILDING SIZE

9,200 SF

±1,400 SF MEZZANINE  
STORAGE NOT INCLUDED  
(LOAD BEARING)



### SITE AREA

0.46 AC



### PURCHASE PRICE

\$1,850,000  
(\$201.08/SF)



### YEAR BUILT

1995



### CLEAR HEIGHT

18'



### POWER

3 PHASE



### TOTAL LOADING

(1) 8' X 8'

DOCK-HIGH OHD

(1) 10' X 16'

(1) 12' X 16'

(2) 8' X 8'

GRADE LEVEL  
OHD'S



### ZONING

MX-L  
COLORADO  
ENTERPRISE  
ZONE

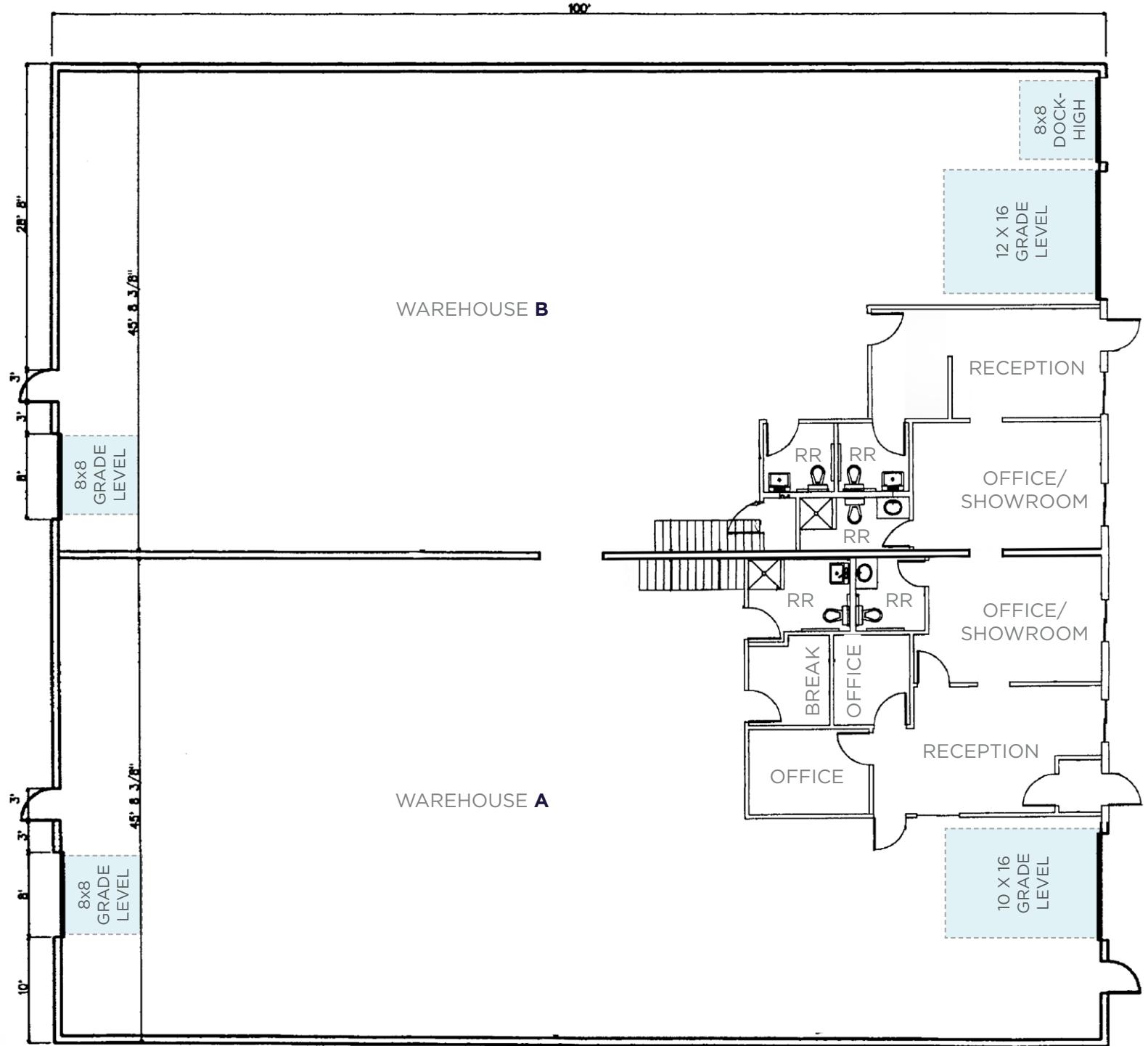


### PARKING

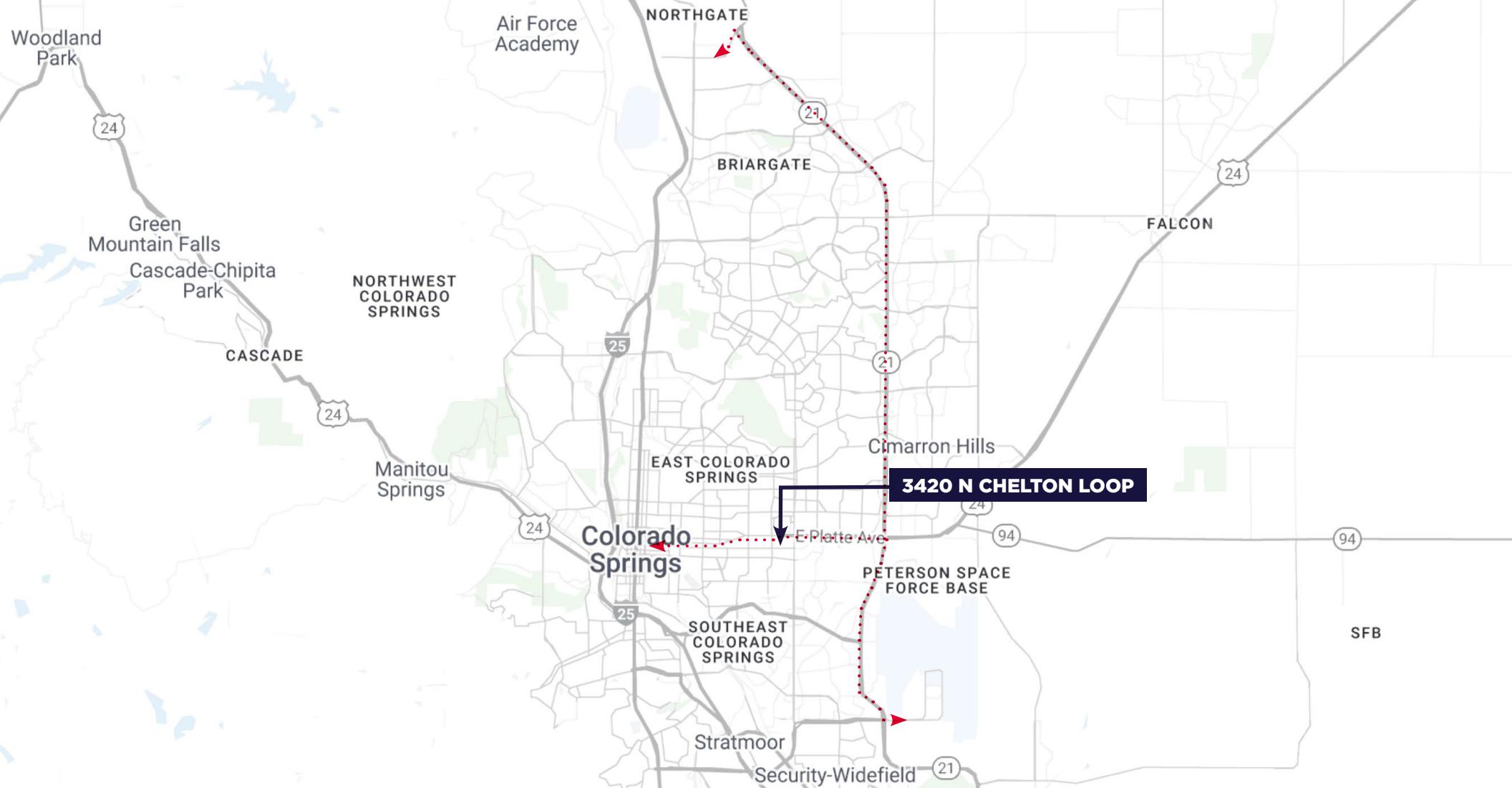
11 SPACES



# FLOORPLAN



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



## DRIVE TIMES



10 Min. | Downtown COS



12 Min. | I-25



15 Min. | COS Airport



26 Min. | Northgate

## AARON HORN

Sr Managing Director  
+1 719 418 4070  
ahorn@coscommercial.com

## HEATHER MCKEEN

Director  
+1 719 418 4062  
hmckeen@coscommercial.com



Colorado Springs  
Commercial