



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

4030 SINTON RD

COLORADO SPRINGS, CO 80907

FOR SALE OR LEASE | 5,235± SF FLEX/WAREHOUSE





BUILDING SIZES
5,235 SF



SITE AREA
.31 AC



PURCHASE PRICE
\$2,225,000



YEAR BUILT
1983



CLEAR HEIGHT
16'



LEASE RATE
Contact Broker



ZONING
LI
COLORADO
ENTERPRISE ZONE



LOADING
(2) 8' X 10'
DRIVE-IN

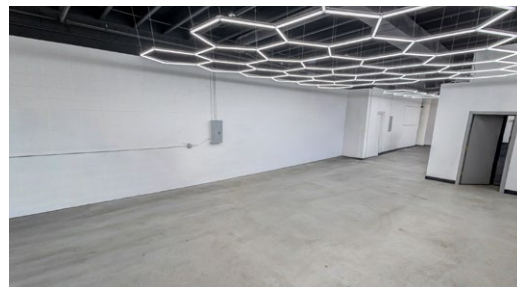
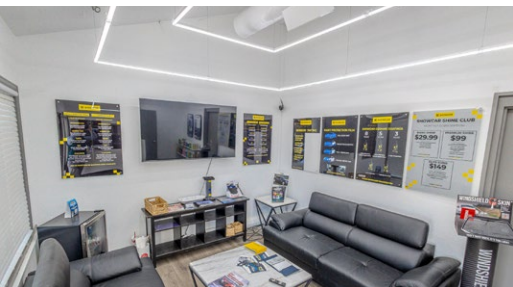
4030 SINTON RD OFFERS THE KIND OF VISIBILITY THAT IS HARD TO REPLICATE.

This 5,235 SF freestanding flex industrial/retail building sits directly along I-25, putting the property in front of roughly 136,000 vehicles per day. Tenants, branding, and signage all benefit from that constant exposure, and the existing billboard adds another income stream to the property.

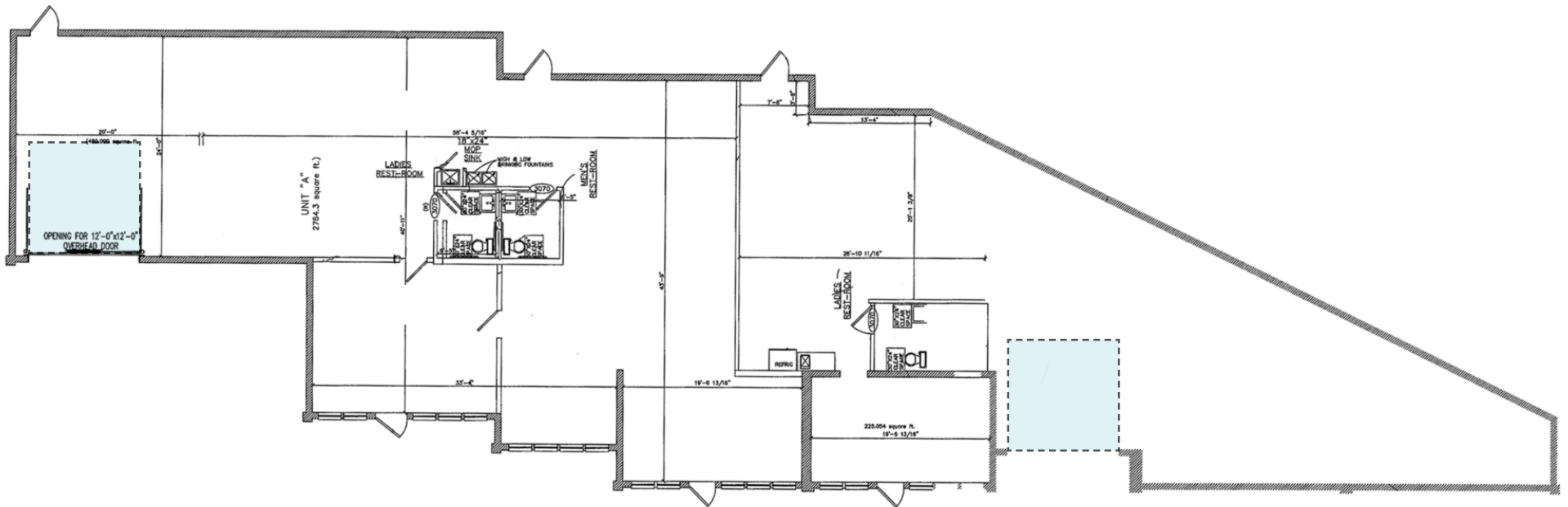
The building is currently set up for a single tenant, but it can be converted back into two or three separate units, each with its own storefront entrance and restroom. That gives a new owner flexibility to lease the building as-is, reposition the space, or create multiple rental income opportunities. With LI zoning, the property can accommodate a range of commercial, service, and light industrial uses.

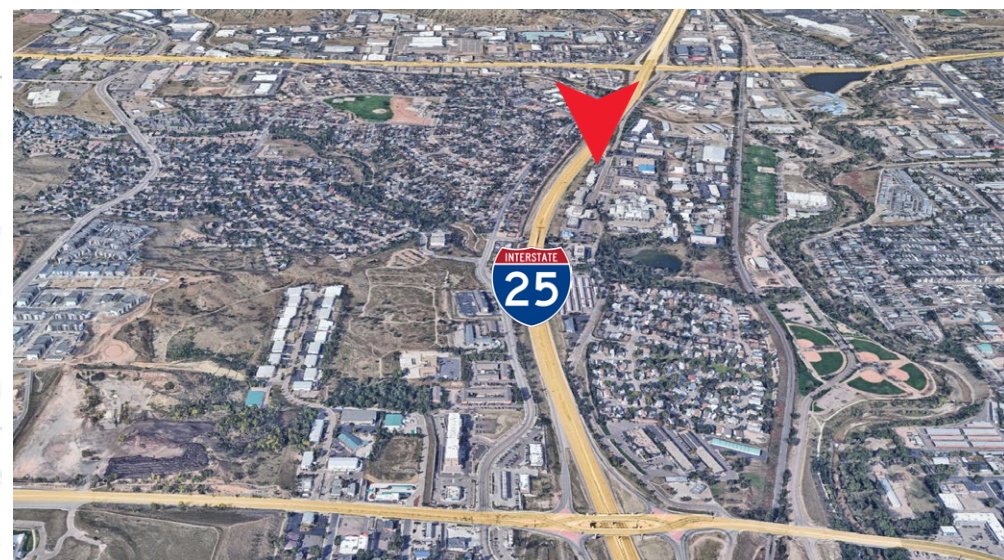
The property can be delivered vacant at closing for a buyer who wants immediate control, or the current tenant is open to staying in place. With approximately \$110,000 per year in NOI, multiple income streams, strong I-25 frontage, and a motivated seller, 4030 Sinton Road offers a rare mix of visibility, flexibility, and near-term upside.

- High visibility freestanding 5,235 SF flex/industrial retail building directly off I-25
- Zoned LI (Light Industrial) with the ability to split into 2 or 3 units
- Current NOI approx. \$110,000/year with flexible seller & tenant open to creative structures
- Massive I-25 visibility with approx. 136,000 ADT & premium signage exposure
- Flexible Long-term or Short-term Income producing: building lease plus billboard/land lease revenue



FLOORPLAN





DRIVE TIMES



4 Min. | I-25



10 Min. | Downtown COS



15 Min. | Briargate



25 Min. | COS Airport

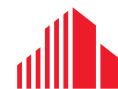
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