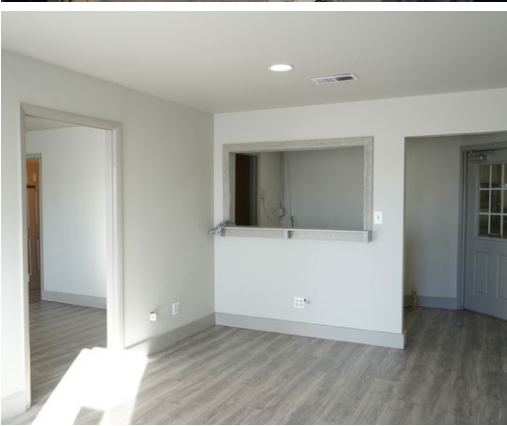




9,200 SF Office/Warehouse | **FOR SALE**

SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO



PRICE REDUCED | \$1,610,000 (\$175/SF)



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

3420 N CHELTON LOOP

COLORADO SPRINGS, CO 80909

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~~
\$1,610,000
(\$175/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

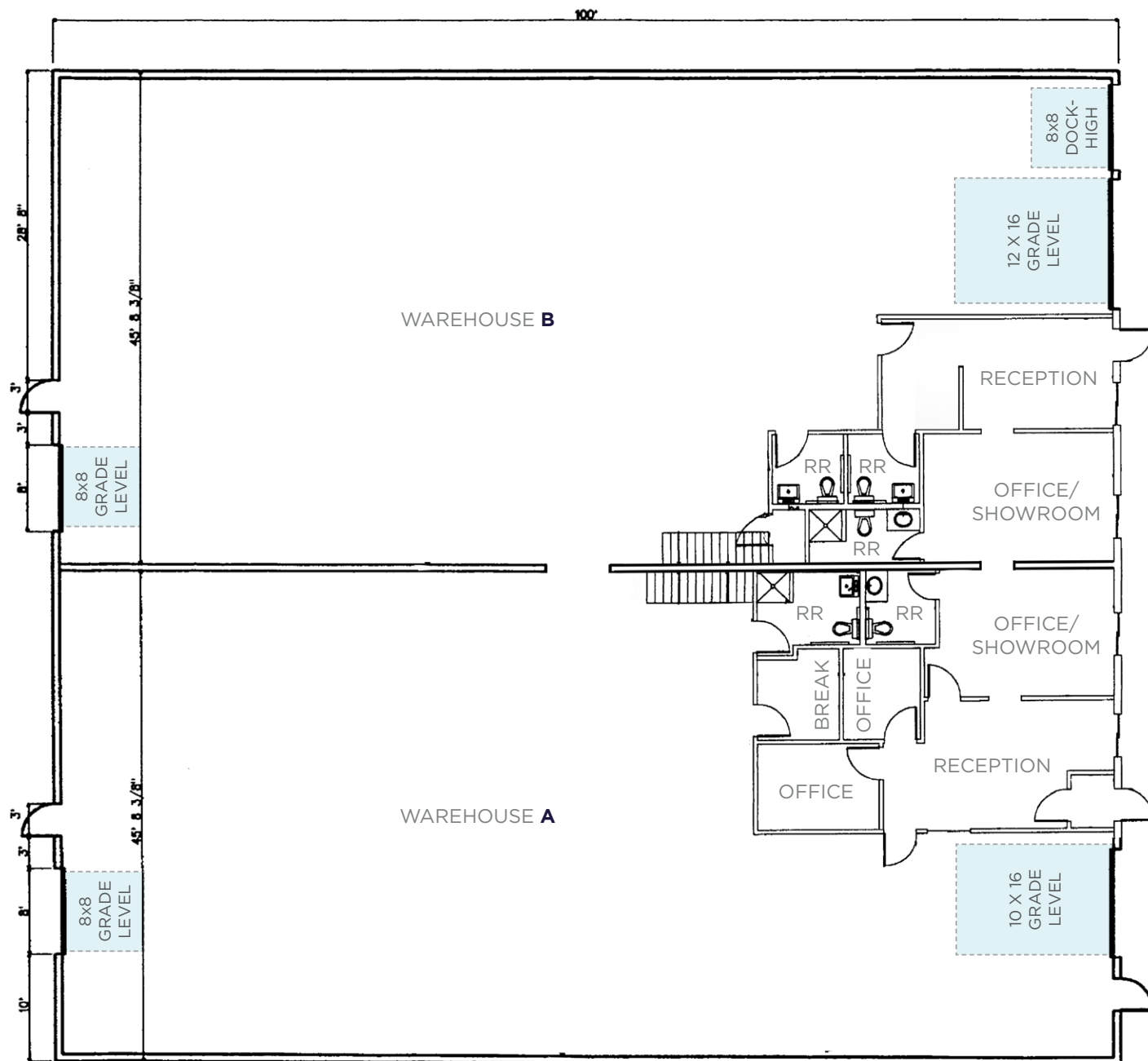


PARKING

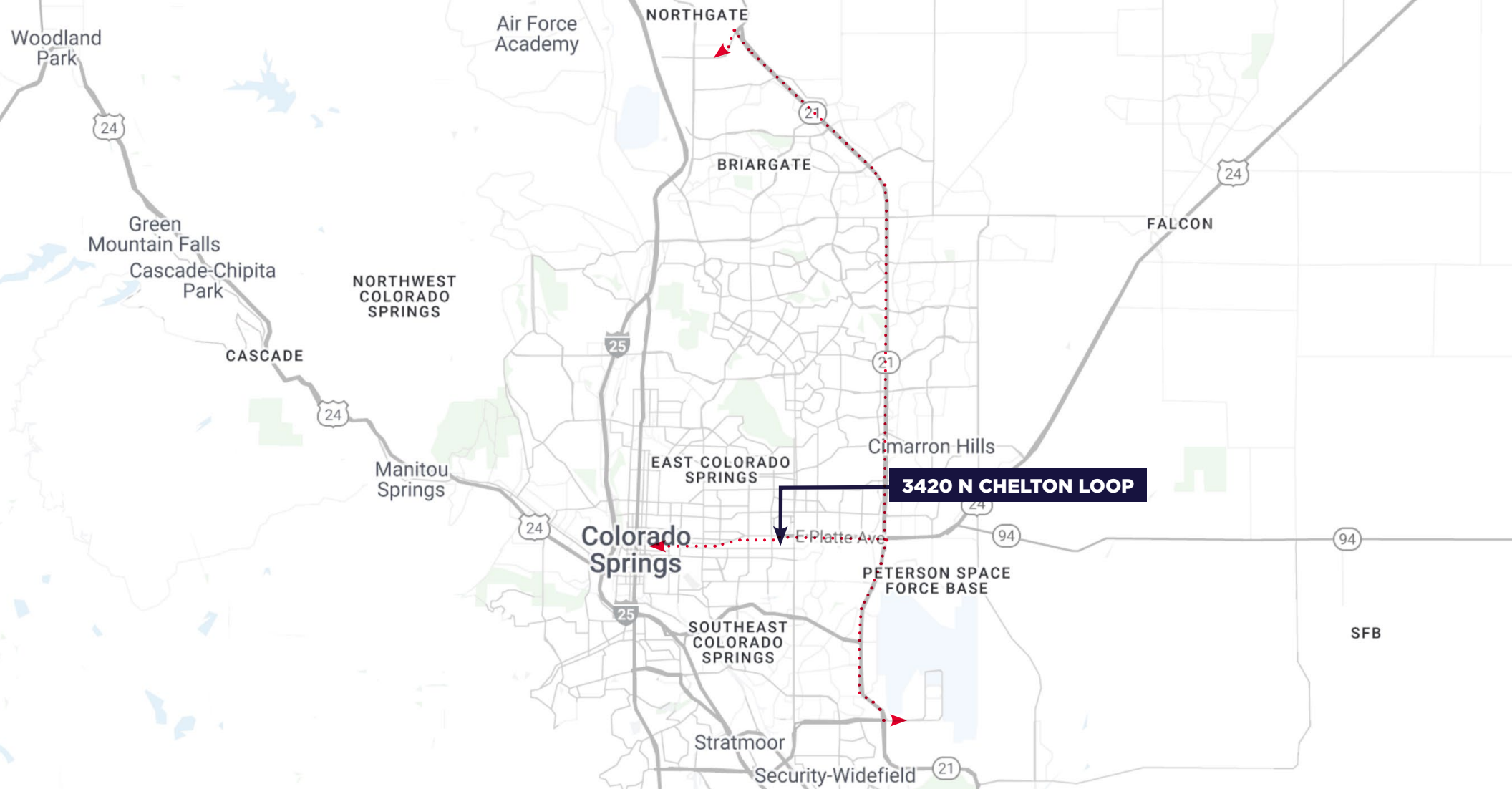
11 SPACES



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

MIKE CARROLL

Associate Broker
+1 719 203 1003
mcarroll@coscommercial.com



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.