

Industrial Flex Building for Sale

123 N UNION BOULEVARD, COLORADO SPRINGS, CO 80909



Overview

For Sale: 123 North Union Boulevard. A centrally located, free-standing industrial/flex building with a fenced yard.

The building is approximately 6,400 SF. The building has approximately 2,400 SF of flex/showroom space (including 2 private offices and a break room) with large display windows plus approximately 2,000 SF of warehouse (plus approximately 2,000 SF mezzanine). Or, the seller would remove the mezzanine, and when removed, the warehouse becomes "high cube" with 16' free span ceiling height. The building's roof was newly installed in 2023. It came with a 10 year transferrable warranty. There is a clean Phase 1 inspection report.

The asking price is \$1,175,000 delivered in a new, clean white box shell condition including new HVAC, or the seller will sell "as is" for \$975,000 with the "as is" price increasing as the seller spends on improvements.

For a private showing and all the confidential financial details, call Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999

Property Details



Sales Price
\$1,175,000



Building Size
6,400 SF -or- 4,400 SF



Lot Size
0.187 Acres



Zoning
C6

Rev: February 7, 2024

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Tim Leigh

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Tim@HoffLeigh.com

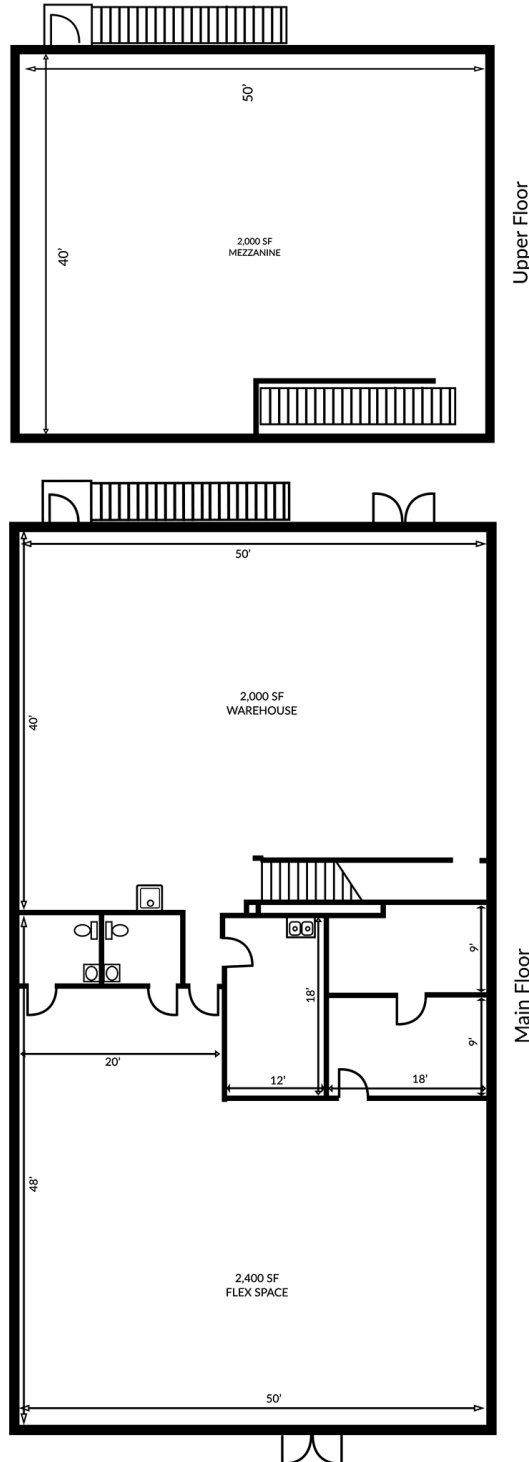
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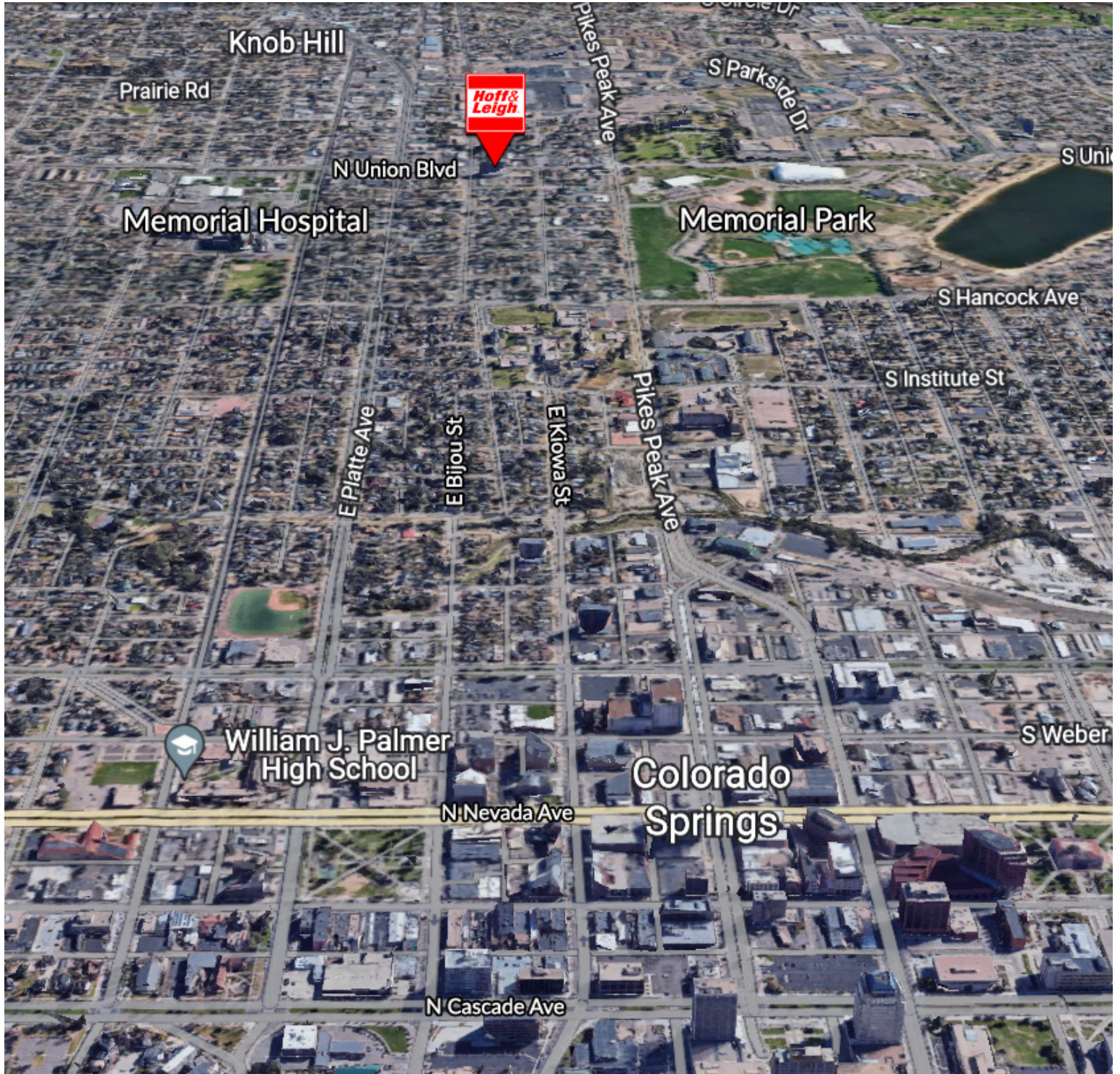
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