

Class A Warehouse Building for Sale or Lease

11675 RIDGELINE DRIVE, COLORADO SPRINGS, CO 80921



Overview

11675 Ridgeline Drive is perfect for a corporate headquarters or larger industrial user totaling 39,194 RSF. The property location is highly desirable located in North Colorado Springs just seconds from Flying Horse and Northgate.

The office portion of the building offers 15,486 RSF of space spanning two levels of the building, which includes an elevator, large breakroom, cubicles and large private offices.

The warehouse portion of the building offers 23,229 RSF with 24' ceilings, fire suppression, 4' X 16' overhead doors (2 X drive-in doors, and 2 X dock high). The building also has heavy power; 2,000 amp/480V/ 3 phase. The property sits on 3.46 acres allowing for ample employee parking and is zoned PIP1.

The building is extremely clean and well maintained. It is located just minutes from shops and restaurants located on the north side of Colorado Springs. The property has quick access to I-25 and the Powers Corridor.

Property Details



Sales Price
\$5,800,000



Lease Rate
\$11.00 SF/YR (NNN)



Building Size
39,194 SF:
15,486 SF Office
23,229 SF Warehouse



Lot Size
3.46 Acres



Zoning
PIP1

Rev: January 2, 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.

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