

2325 SINTON ROAD

PRIME INDUSTRIAL PROPERTY

**Hoff &
Leigh**



2325 SINTON ROAD

COLORADO SPRINGS, CO 80907



Holly Trinidad

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Sale Price:

\$5,000,000



Type:

Industrial



Building Size:

21,185 RSF



Lot Size:

5 Acres



Zoning:

M1



Price Per SF:

\$236

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OVERVIEW: HIGH VISIBILITY COMMERCIAL PROPERTY!

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COLORADO SPRINGS, CO 80907

An exceptional investment opportunity in Colorado Springs that has never been on the market! Known as Daniels Moving and Storage, this high-visibility commercial property at 2325 Sinton Road offers a prime location, strong traffic exposure, and versatile potential for a variety of uses.

HIGHLIGHTS:

- I-25 Exposure: Directly on I-25 with extremely high visibility and exposure to strong traffic counts.
- 21,185 RSF Building: Spacious and adaptable for various commercial or industrial uses.
- 5-Acre Lot: Ample space for expansion, redevelopment, or outdoor storage
- Up to 24' Clear Ceiling Height: Ideal for warehousing, distribution or large scale operations.
- 7 Dock Doors: Facilitates efficient shipping, receiving and logistics

Building Systems:

- Roof - Gaco Flex installed by Empire Roofing in 2025 & a 50 year Warranty.
- Gutters - Newly installed in 2022
- Furnace - 2016
- Air Conditioning - 2018
- Electrical Pannel - Updated in 2012
- Lighting - Upgraded to LED in 2017

Don't miss this rare opportunity to own a premium commercial property in one of Colorado Springs' most sought-after locations!

Call RD Trinidad 719-337-0287 or Holly Trinidad 719-337-0999.

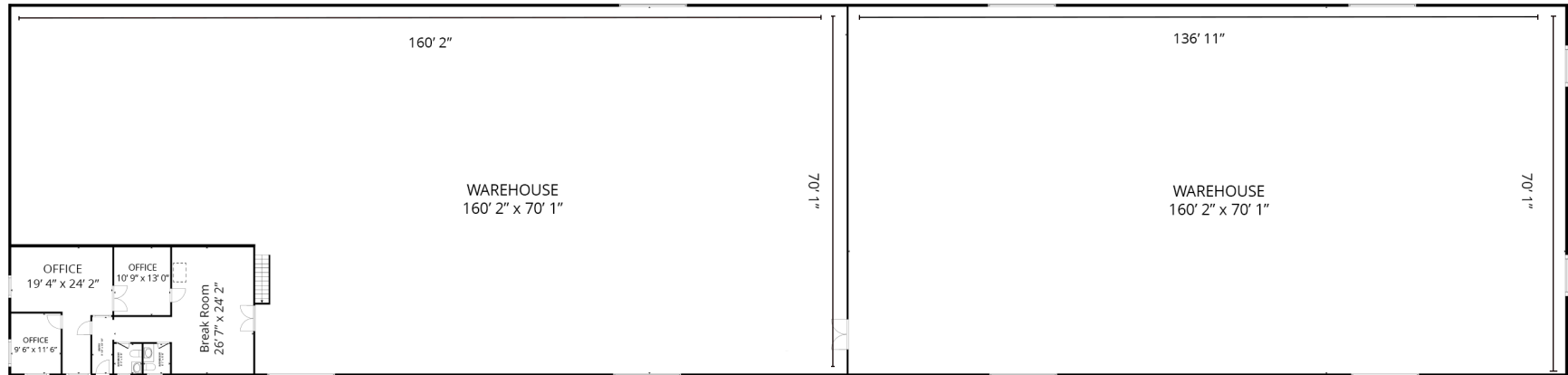




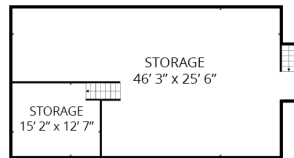
EXPLORE VIRTUAL TOUR



FLOORPLAN



FLOOR 1



FLOOR 2

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2325 Sinton Rd, Colorado Springs, Colorado, 80907

DEMOGRAPHICS



82,779
Population



40.3
Median Age



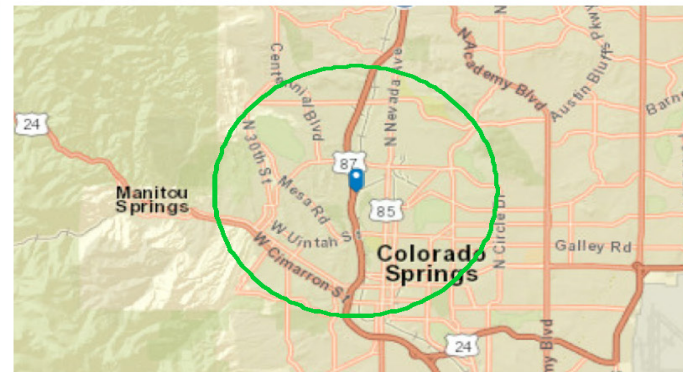
2.1
Average
Household Size

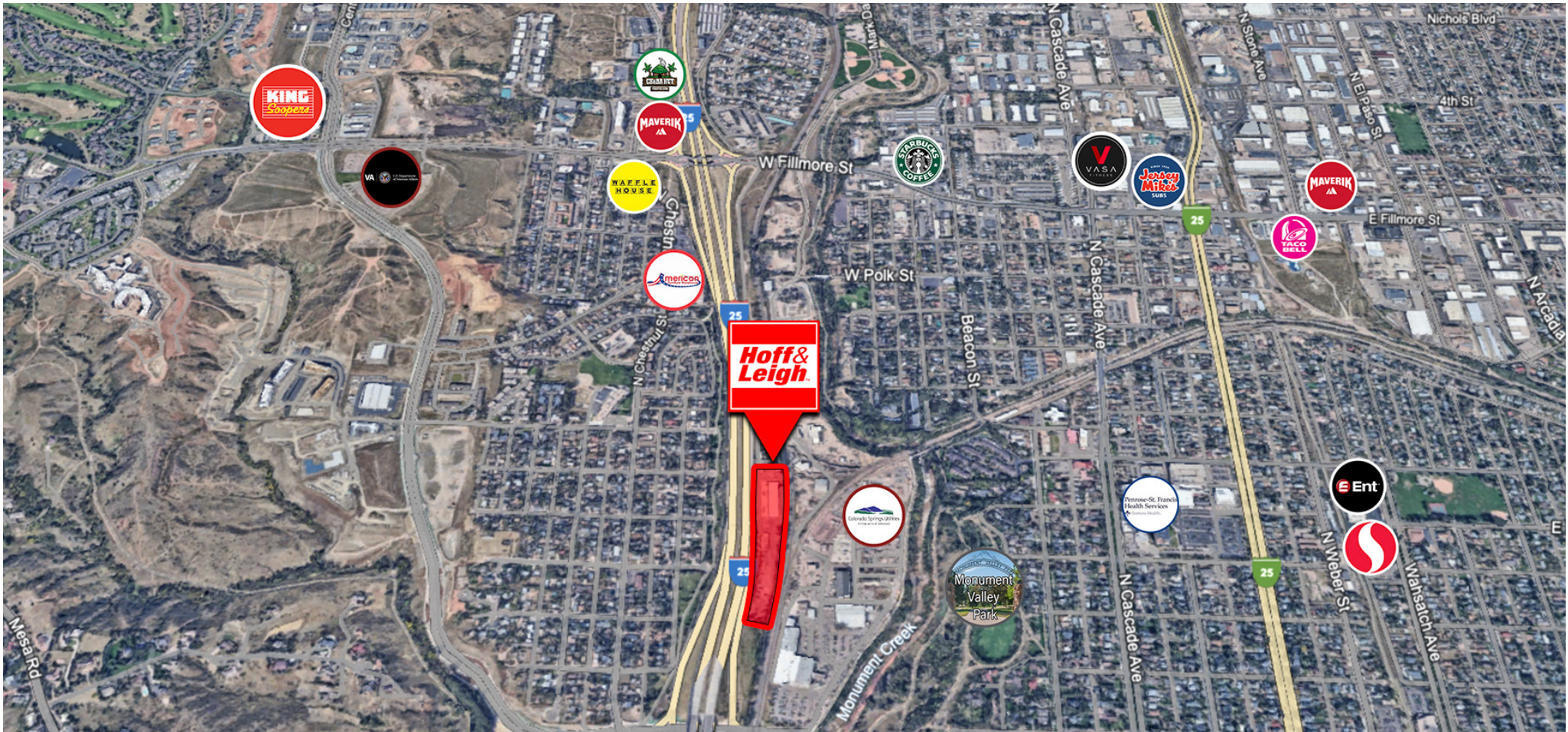


\$67,753
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
W Fontanero St	132,000	0.1
W Harrison St	148,000	0.2
W Jackson St	4,534	0.2
W Washington St	1,136	0.3
W Washington St	718	0.3





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