

# Galley Road Light Industrial Condos

4725 - 4745 GALLEY ROAD, COLORADO SPRINGS, CO 80915



## Overview

### Now available for pre-construction sale.

4725 - 4745 East Galley Road is located at the corner of Galley & Wooten.

This new development consist of 25 separately platted industrial/warehouse condominiums with fenced yards, all zoned BP SS AO APZ2 which allows for office, light industrial, and light manufacturing, but no auto repair related uses.

Each 1,100 SF unit is equipped with a 12' overhead door, man door, (optional private office), private bathroom, plumbing, electric, etc.

This is the perfect choice for someone looking for a small industrial warehouse on a budget.

These units are the commercial building version of a tiny house – and they're "affordable".

Individual unit prices start at \$295,000 with a potential builder's discount for multiple unit buyers. Plus, if you want an (optional) fenced yard, add \$125,000.

Four banks profess interest in lending on this project: **1)** Collegiate Peaks Bank, 25% down, 25 year amortization, 10 year balloon; **2)** Farmers' State Bank in Calhan, 25% down, 7% rate, 20 year fully amortizing loans; **3)** Bank 19, who offers SBA financing with only 10% down; and **4)** Pikes Peak National Bank who has an uncanny ability to close loans quickly.

Because these units are part of a condo association, there will be monthly fees. The associate fees pay for property insurance, exterior building maintenance, and landscaping. The estimated HOA fees will be around \$100 per month. Property taxes will likely run around \$2.00 per square foot or \$150 - \$175 per month.

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

## Property Details

### Sales Price

■ \$295,000

### Building Size

■ 1,000 - 20,000 SF

### Zoning

■ BP

Rev: April 8, 2026



#### 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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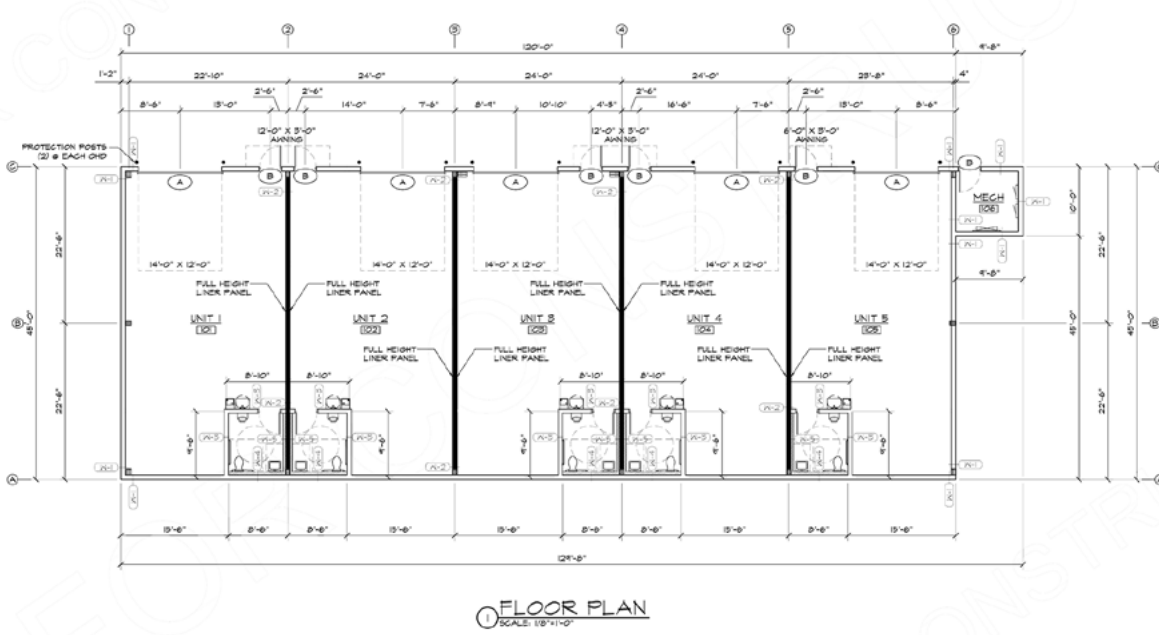
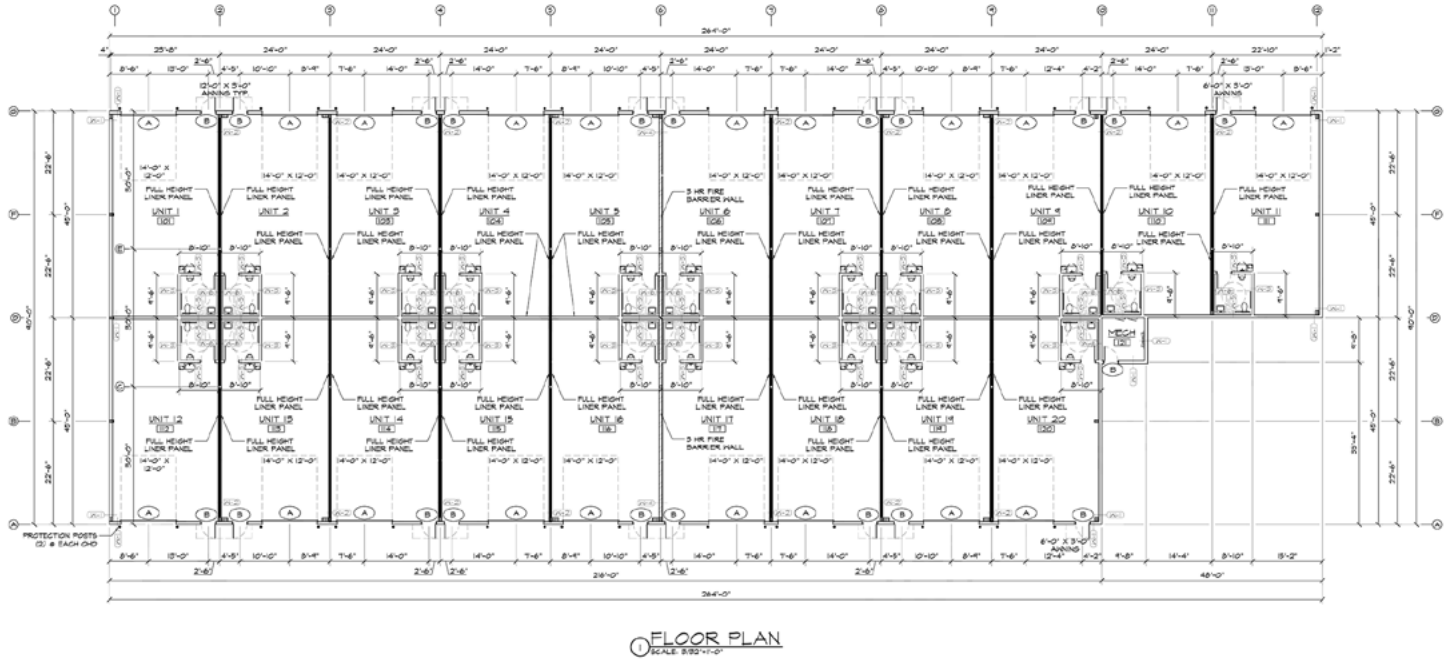
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## Pre-Construction Floor Plan

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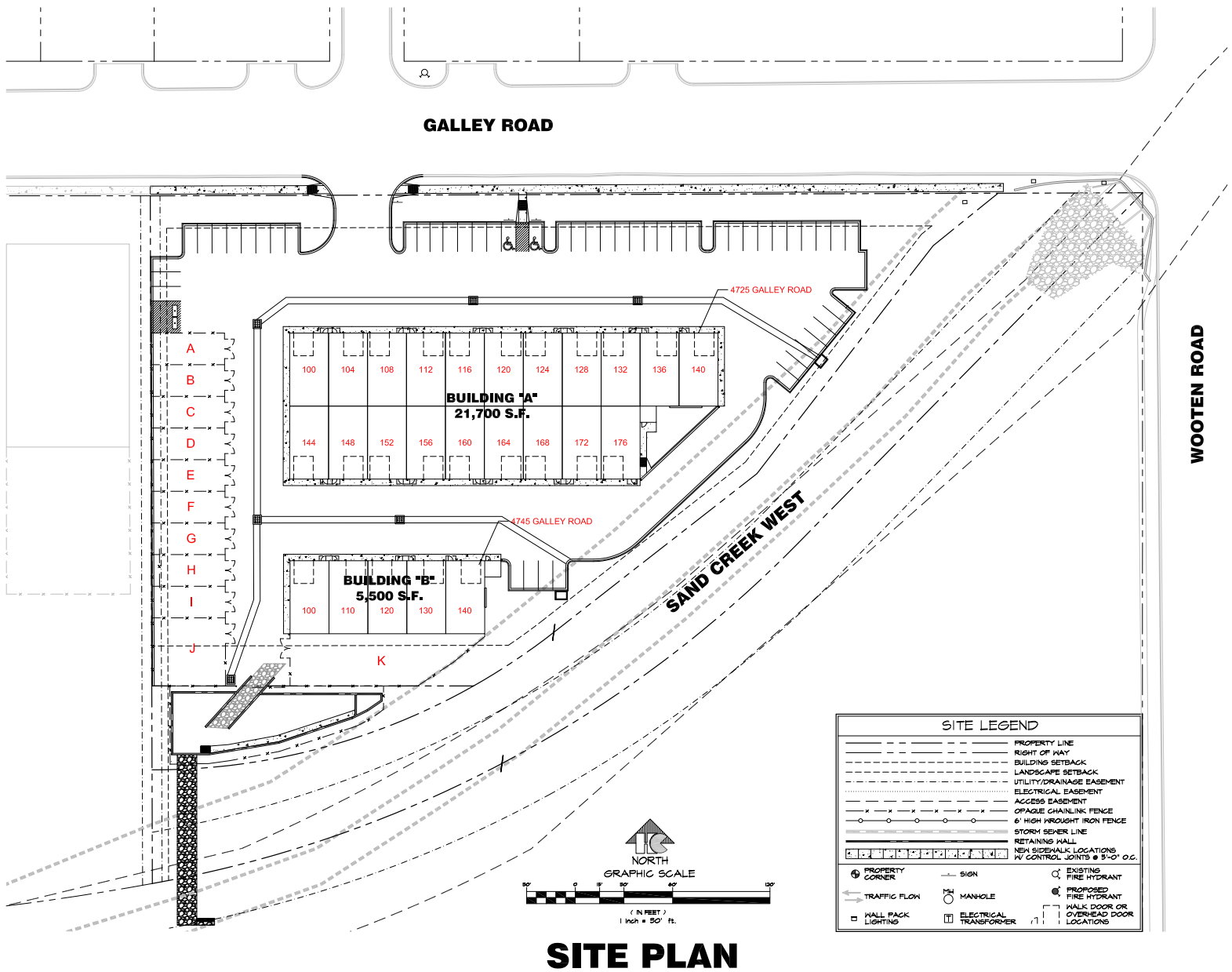
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## Site Plan



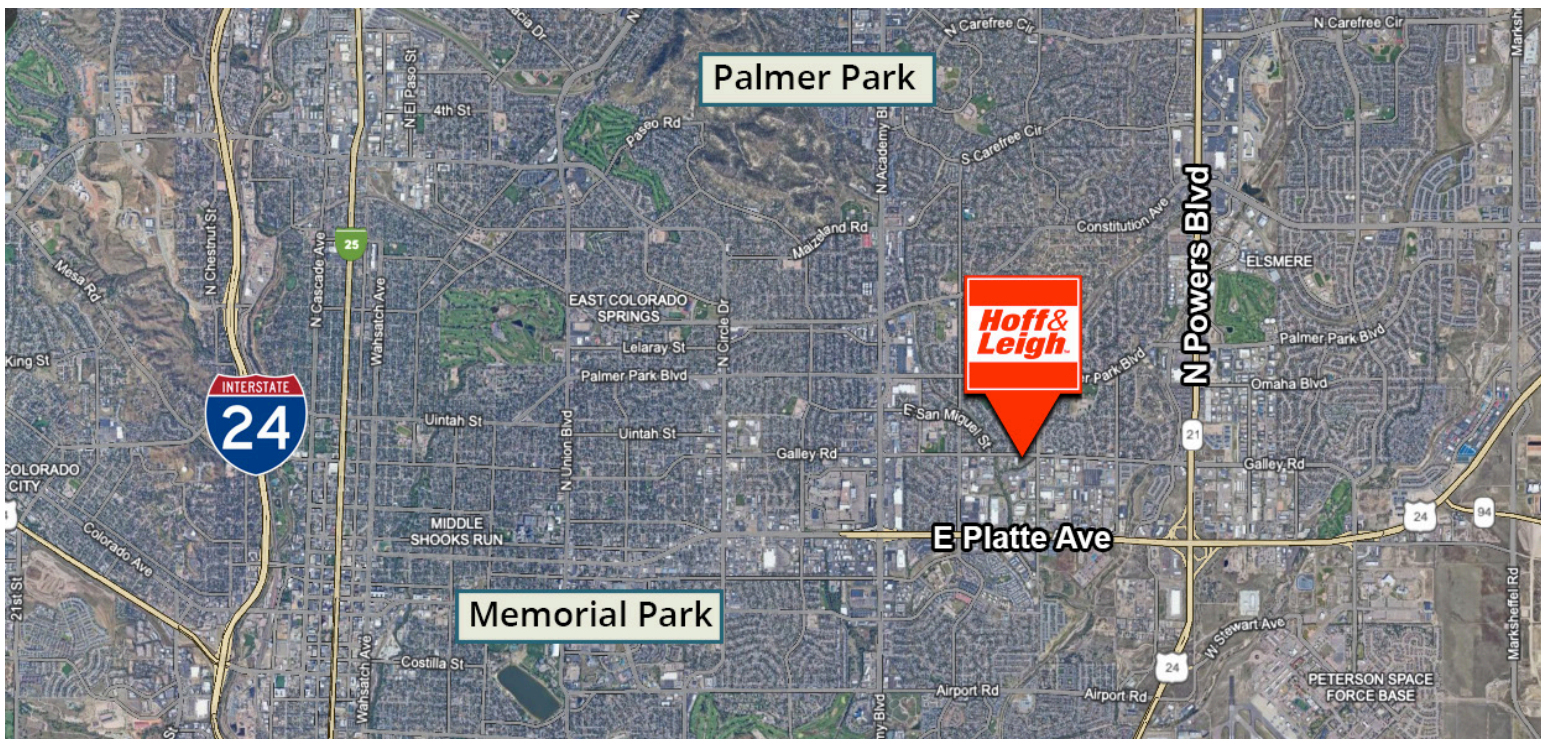
## SITE PLAN

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