

## New Construction – Industrial Building near Airport

1590 NEWPORT ROAD, COLORADO SPRINGS, CO 80916



### Overview

New Construction Now for Sale to be delivered in the Spring of 2027.

This new building is a Hammers Construction, high quality, metal building ready for occupancy in the Spring of 2027.

The building is located next door to the Colorado Springs Airport on North Newport Road. It next to the Coors Beer Distributorship, The Airplane Restaurant, and SpringHill Suites by Marriott. It's in a great neighborhood!

The building is 6,000 square feet, 100' x 60'. It's 5,000 square feet of warehouse and 1,000 square feet consisting of 2 offices, a reception area, and 2 bathrooms. There are two 12' x 14' tall over-head doors. The interior ceiling height is 16'.

There is a 125 volt electric panel and 9 private parking spaces + 1 handicap parking space.

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

### Property Details

#### Sales Price

■ \$1,800,000

#### Building Size

■ 6,000 SF

#### Lot Size

■ 0.519 Acres

*Rev: January 21, 2026*



#### Our Network Is Your Edge

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#### Tim Leigh

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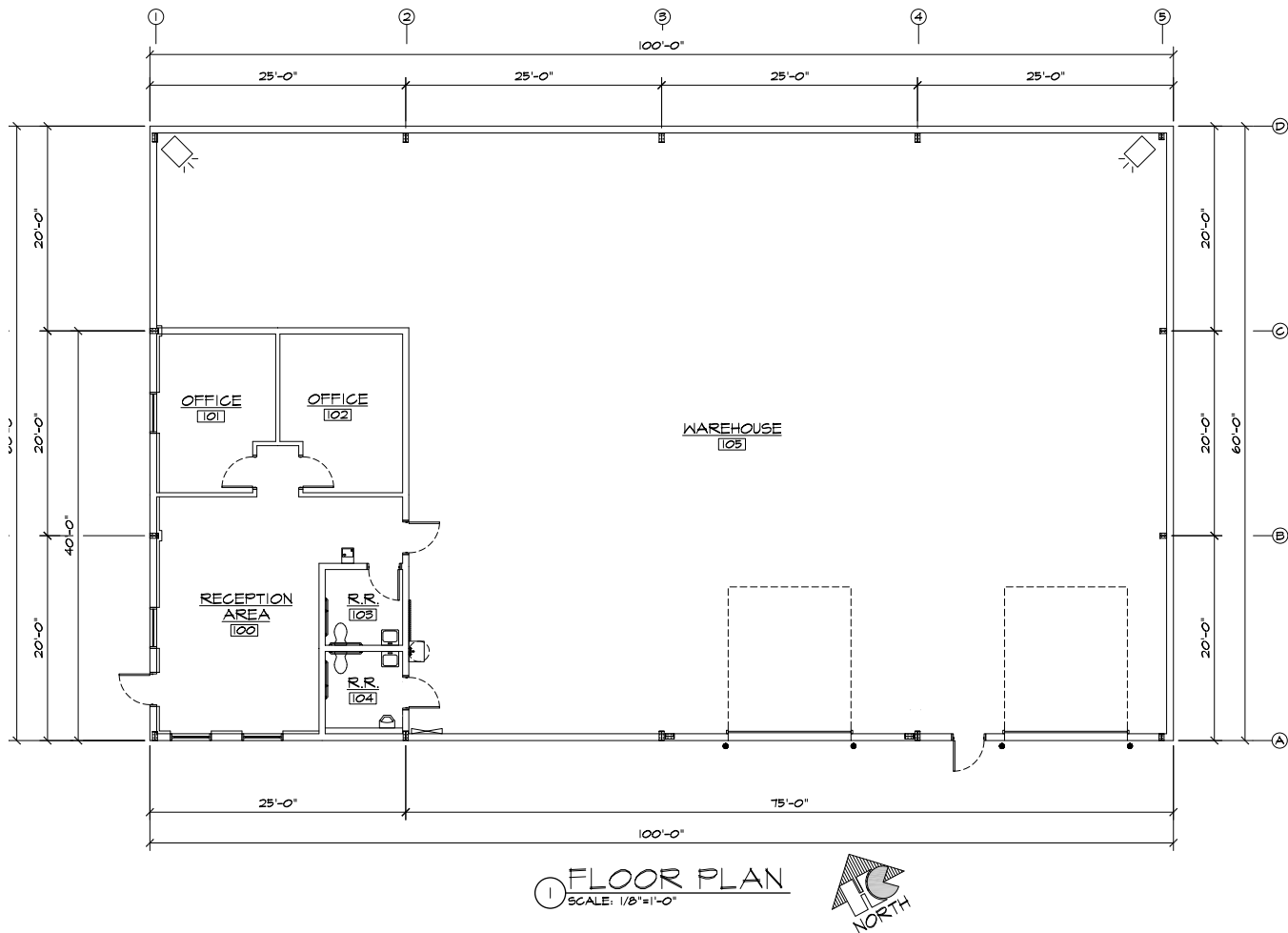
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## Floor Plan

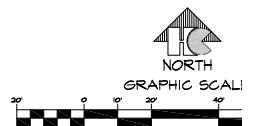
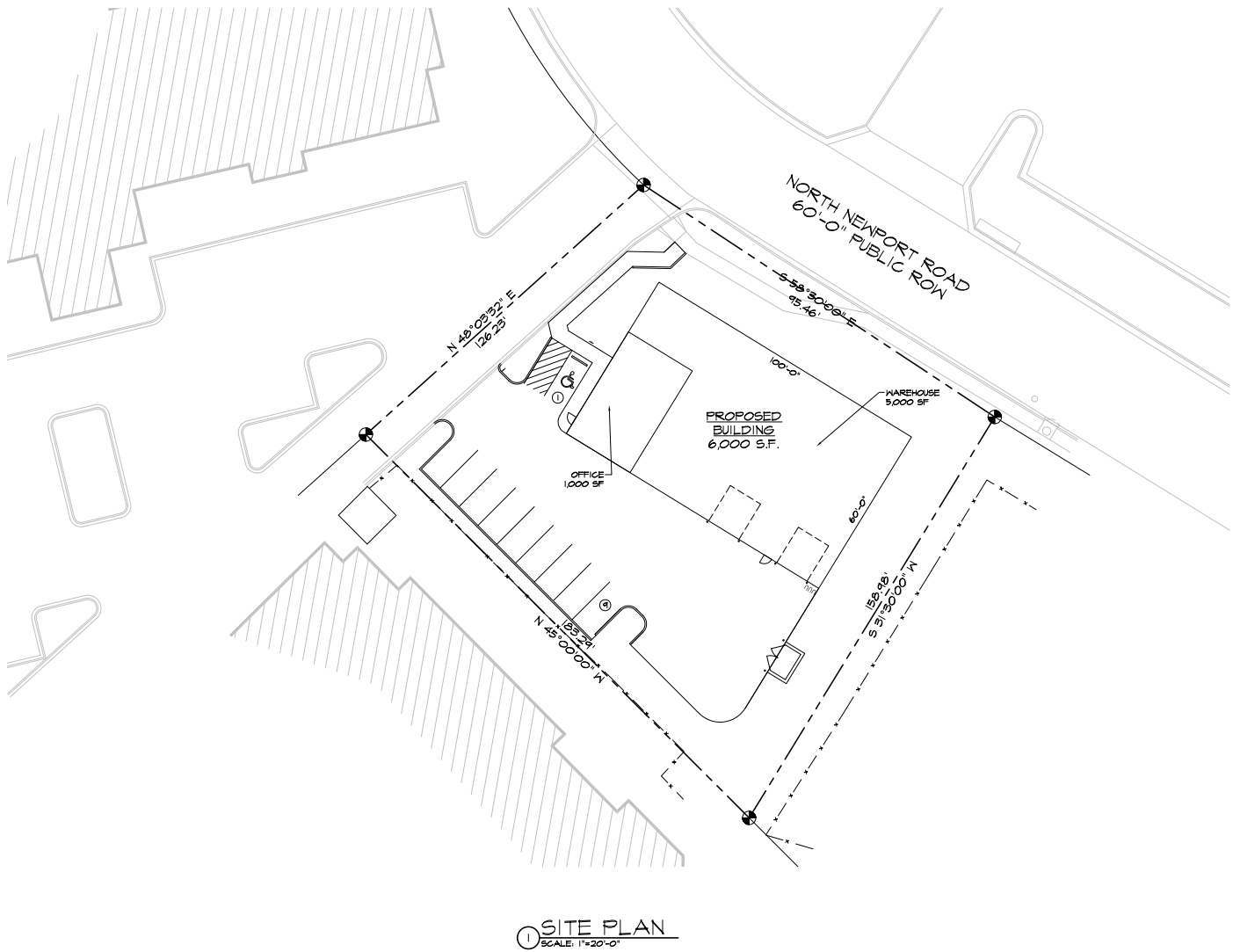


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## Site Plan



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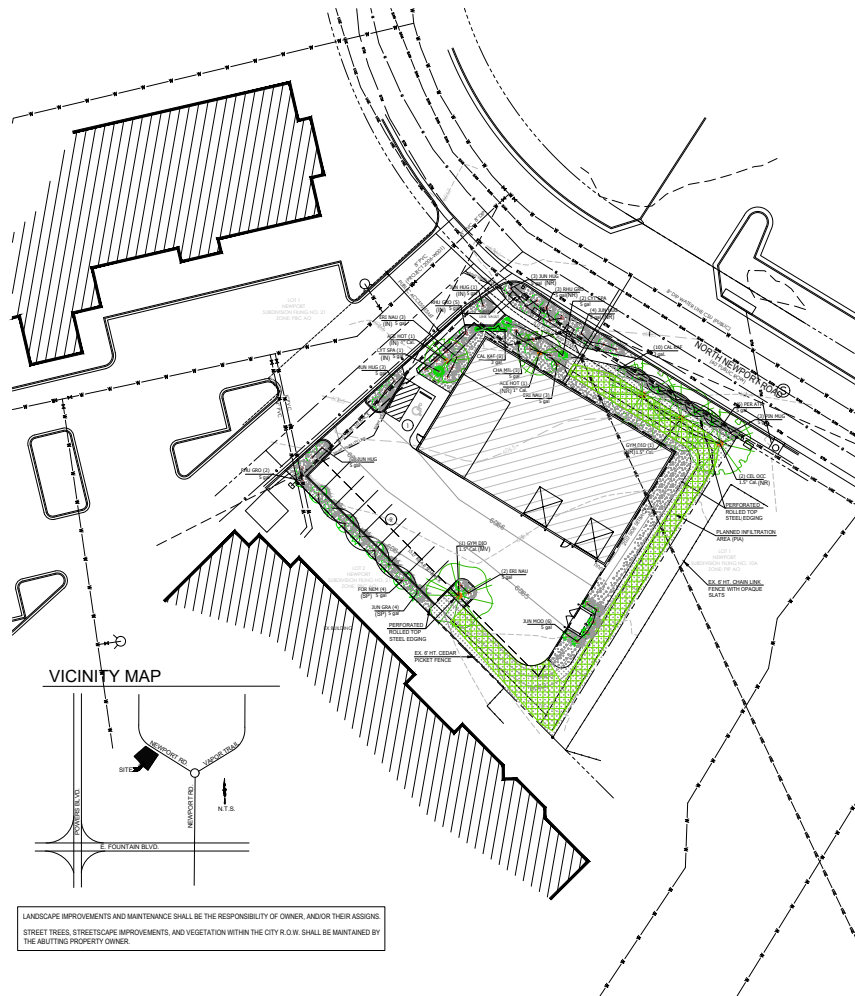
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## Landscape Plan



### SITE CATEGORY CALCULATIONS

Landscape Setbacks					
Street Name or Boundary	Street Classification	Width (in Ft)	Linear Footage	Tree/Foot Ratio	No. of Trees Req. / Proj.
N. Newport Road	Non-Arterial	10' / 10'	142'	1 / 30'	5 / 4
Shrub Substitutes Req. / Proj.	On Grass Subst. Req. / Proj.	Plan Symbol Abbreviation	Percent Ground Plane Req. / Proj.		
10' / 10'	0 / 0	(N) N. Newport Rd.	75% / 90%		

Property Edge Landscape Buffers					
Property Line	Width (in Ft)	Linear Footage	Tree/Foot Ratio	No. of Trees Req. / Proj.	Evergreen Trees Req. / Proj.
None	- / -	- / -	- / -	- / -	- / -
Shrub Substitutes Req. / Proj.	On Grass Subst. Req. / Proj.	Plan Symbol Abbreviation	Percent Ground Plane Req. / Proj.	Length of #1 Tall Fence Req. / Proj.	Length of #2 Tall Fence Req. / Proj.
- / -	- / -	- / -	- / -	- / -	- / -

Parking Lot Landscaping					
No. of Vehicles	Shrub Trees (1" to 10')	Abb. on Plan	Parking Lot Footage	Length of Footage (excluding entry access)	20' Length of Footage
11	1 / 1	(M)	Southwest boundary	81'	54'
No. of 2" tall Evergreen Trees	Evergreen Plants Req. / Proj.	Plan Symbol Abbreviation	Percent Ground Plane Req. / Proj.	Length of screening wall / fence Req.	Length of screening wall / fence Req.
8 / 8	4 / 4	(SP)	75% / 75%	N / A	N / A

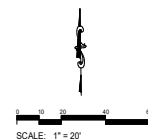
Interior Landscaping					
Grass Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1000 SF) Required / Provided	Percent CP	Percent Ground Coverage Required / Provided
22,882	5%	1,130 s.f. / 3,187 s.f.	2 / 1		
Shrub Substitutes Req. / Proj.	Ornamental Grass Subst. Req. / Proj.	Plan Symbol Abbreviation	Percent Ground Plane Req. / Proj.		
10' / 10'	- / -	(N)	75% / 100%		
Green Space Required (if N/A)	Active Green Space Required / Provided	Non-Active Green Space Required / Provided	Active Green Space Design Elements		
Yes	- / -	9% (1,130 s.f.) / 3,187 s.f.			

### LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
1" Ø	1" Ø DIAMETER CLEAR CREEK GRANITE, 1" DEPTH OVER LANDSCAPE	3,179 sf
IRIGATED NATIVE GRASS- EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREAS		3,390 sf

### PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	MATURE HEIGHT	CODE REQ.
<b>DECIDUOUS TREES</b>							
ACE H2V	2	Acer glabrum 'Red Wings'	Red Wings Tatarian Maple	1" Cal.	8-10'	15'-20' x 15'-20'	ROW / Medium
QIL D2C	2	Quercus laevis	Common Whiteoak	1" Cal.	8-10'	30'-40' x 30'-40'	Peak/ROW/Medium/Stream
GVM D2C	2	Gymnocladia dioica 'Tegmeyer'	Expansive Kentucky Coffeetree	1" Cal.	8-10'	40'-50' x 30'-40'	Peak/ROW/Stream
<b>SHRUBS</b>							
TOTAL NUMBER OF TREES (10% SELECTED SPECIES- 70% MINIMUM)							
QIL D2C	1	Quercus laevis	Common Whiteoak	5 gal		4'-6' x 4'-6'	Screen
CYT SPA	3	Cytisus purpureus 'Spanish Gold'	Spanish Gold Broom	5 gal		4'-6' x 4'-6'	Screen/Trail
ERM MAU	3	Erica maura	Tall Green Hebe	5 gal		6'-10' x 6'-10'	Screen / Trail
FOR NEB	4	Forbesia neomexicana	New Mexico Pinel	5 gal		1'-2' x 6'-8'	Screen / Wall / Trash
JUN H2C	4	Juniperus horizontalis 'Horizontal'	Horizontal Juniper	5 gal		10'-15' x 6'-8'	Screen / Wall / Trash
JUN MOD	6	Juniperus scopulorum 'Moorcroft'	Moorcroft Juniper	5 gal		10'-15' x 6'-8'	Screen / Wall / Trash
PER A7B	6	Perovskia atriplicata	Russian Sage	5 gal		3'-4' x 3'-4'	Screen / Wall / Trash
PHM M2C	6	Phlox maculata 'Compass'	Compass Phlox	5 gal		3'-4' x 4'-6'	Screen / Wall / Trash
RHU GRD	10	Rhus glabra 'Glossy Leaf'	Glossy Leaf Sumac	5 gal		2'-3' x 4'-6'	Screen / Wall / Trash
<b>ORNAMENTAL GRASSES</b>							
TOTAL NUMBER OF SHRUBS (10% SELECTED SPECIES- 70% MINIMUM)							
QIL KAP	10	Quercus laevis 'acutifolia' 'Karl Fendler'	Karl Fendler Feather Reed Grass	3 gal		3'-6' x 1'-2'	Screen
TOTAL NUMBER OF ORNAMENTAL GRASSES (10% SELECTED SPECIES- 70% MINIMUM)							



JULIA  
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SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION

RUSTY BOOTS, LLC

COLORADO SPRINGS, CO

**HC**  
**HAMMERS**  
CONSTRUCTION  
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DESIGN/BUILD  
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