

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's 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 overhead 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



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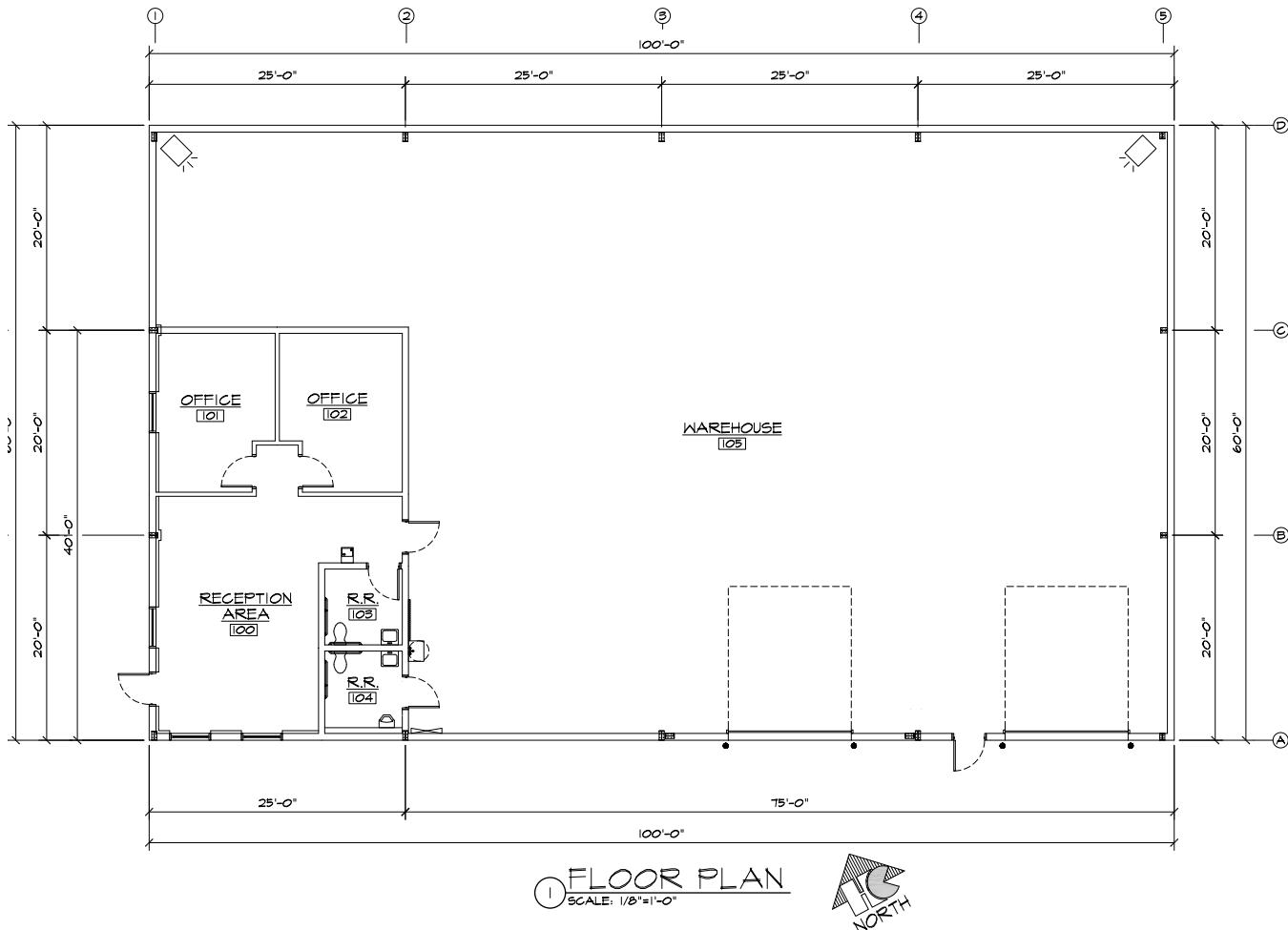
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Tim Leigh

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Holly Trinidad

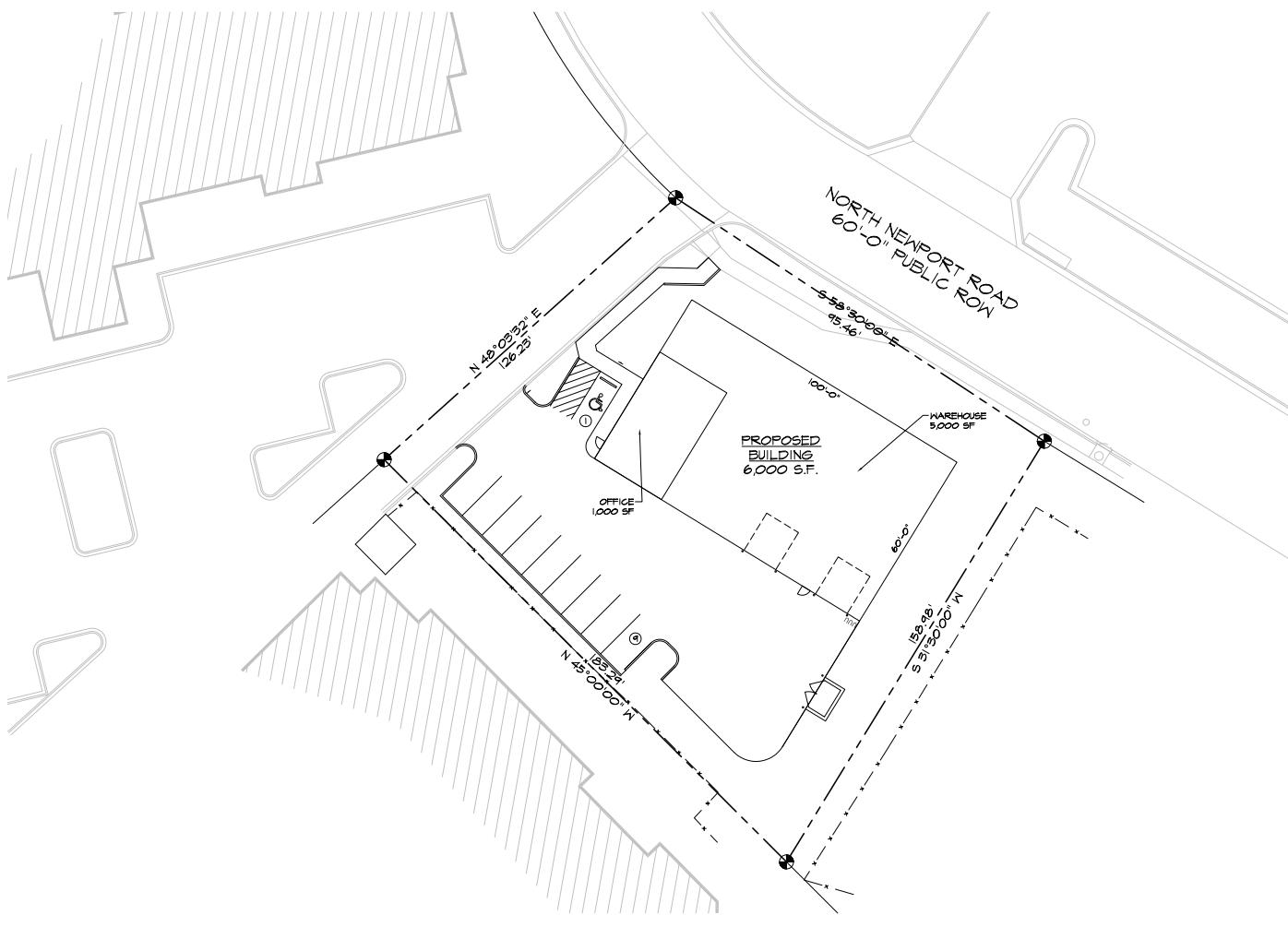
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Floor Plan

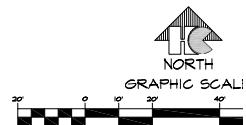
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Site Plan**SITE PLAN**

SCALE: 1=20'-0"

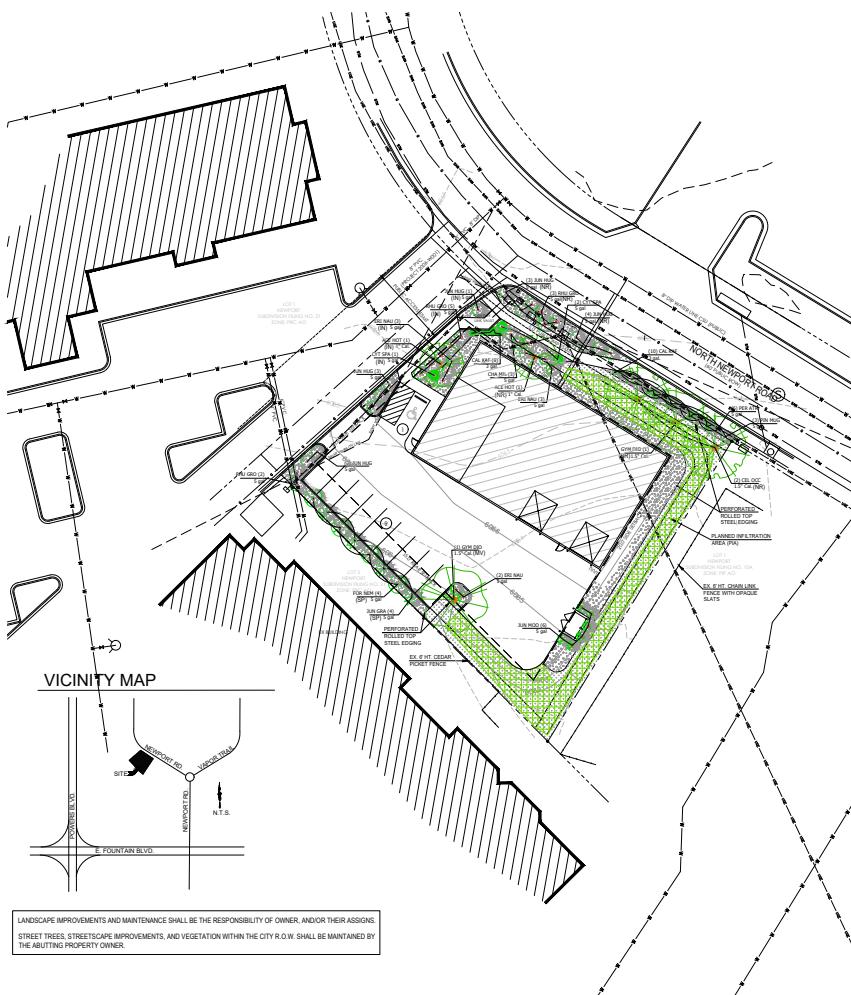


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Landscape Plan



SITE CATEGORY CALCULATIONS

Property Line	Shrub Substitutes	Plan Symbol	Percent Ground Plane Coverage	Length of Fence (ft.)	EGP (ft.)
Res / Prou.	On Grass Subs Res / Prou.	Plan Symbol Abbreviation	Percent Ground Plane Coverage	Length of Fence (ft.)	EGP (ft.)
Res / Prou.	9	(N) N. Newport Rd.	75%	160ft	160ft

Property Edge Landscape Buffers

Property Line	Shrub Substitutes	Plan Symbol	Percent Ground Plane Coverage	Length of Fence (ft.)	EGP (ft.)
Res / Prou.	On Grass Subs Res / Prou.	Plan Symbol Abbreviation	Percent Ground Plane Coverage	Length of Fence (ft.)	EGP (ft.)
Res / Prou.	9	(N) N. Newport Rd.	75%	160ft	160ft

Parking Lot Landscaping

No. of Vehicles	Shade Trees (1 per 15')	Plan Symbol	Parking Lot Footage	Length of Fencing (Excluding entry access)	EGP (ft.)
11	1/1	(M)	Southwest boundary	81'	54'

No. of tall screening plants

No. of tall screening plants	Evergreen Plants Req. 50% / Prou.	Plan Symbol	Percent Ground Plane Coverage	Length of screening wall / fence (ft.)
8 / 8	4 / 4	(S)	75% / 15%	N/A

Interior Landscaping

Gross Site Area (ft.²)	Percent Minimum Impervious Area (%)	Internal Area (SF Required)	Internal Area (SF Provided)	Internal Trees (1,000 SF Required)	Internal Trees (1,000 SF Provided)
22,592	5%	1,130 sf / 1,197 sf	2 / 1	-	-

Shrub Substitutes

Required	Provided	Plan Symbol	Percent Ground Plane Coverage	Percent Required / Provided
50 / 50	50 / 50	(N)	75% / 100%	-

Active Green Space

Percent SF Required / Provided	Percent SF Required / Provided	Active Green Space Description
-	-	5% (1,130 sf) / 3,197 sf

LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
■	1" DIA. DIA. CLEA. GRANITE, 2" DEPTH OVER LANDSCAPE	3,779 sf
■	IRRIGATED NATIVE GRADE, S. PAGO COUNTY ALL-PURPOSE LOW GROW BOX FOR UP-AND TRANSITION AREAS	3,500 sf
■	GROW BOX FOR UP-AND TRANSITION AREAS	-

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	MATURE HEIGHT	CODE REQ.
DECIDUOUS TREES							
ART 001	1	Prunus pensylvanica 'Hot Wings'	Hot Wings Tatarian Maple	1" Cal.	B & B	15'-20' x 15'-20'	ROW / Median
CIL 001	2	Cella occidentalis	Common Hackberry	1" Cal.	B & B	30'-40' x 30'-40'	Park ROW / Median / Stream
GYM 001	2	Gymnosoma dioica 'Tremans'	Express Kentucky Coffeetree	1" Cal.	B & B	40'-60' x 20'-40'	Park ROW / Median / Stream
SHRUBS							
CAR 001	3	Chamaecyparis mitis 'Aurea'	Golden Threadleaf Arborvitae	5 gal	-	4'-6' x 4'-6'	Screen
CYT 001	3	Cytisus purgans 'Spanish Gold'	Spanish Gold Broom	5 gal	-	4'-6' x 4'-6'	Screen / Wall
ERI 001	8	Ericameria nauseosa	Tall Green Rabbitbrush	5 gal	-	5'-8' x 4'-10'	Screen / Wall / Fresh
FER 001	4	Ferns	Native Ferns	5 gal	-	1'-2' x 1'-2'	Screen / Wall / Fresh
JUN 001	13	Juniperus horizontalis 'Hoger'	Hedge Juniper	5 gal	-	1'-2' x 6'-40'	Screen / Wall / Fresh
JUN 002	4	Juniperus scopulorum 'Blue Chip'	Blue Chip Juniper	5 gal	-	10'-15' x 4'-8'	Screen / Wall / Fresh
JUN 003	6	Juniperus scopulorum 'Montgomery'	Montgomery Juniper	5 gal	-	15'-20' x 5'-8'	Screen / Wall / Fresh
PER 001	2	Perennials	Native Perennials	5 gal	-	2'-4' x 2'-4'	Screen / Wall / Fresh
PIN 001	3	Prunus mume 'Comptal'	Deaf Man's Pipe	5 gal	-	3'-6' x 4'-6'	Screen / Wall / Fresh
RHU 001	10	Rhus typhina 'Gro-Low'	Shrub Katsura	5 gal	-	2'-3' x 6'-8'	Screen / Wall / Fresh
ORNAMENTAL GRASSES							
CAL 001	18	Calystegia sepium 'Kell's Form'	Kell's Formers Further Reed Grass	3 gal	-	3'-6' x 1'-2'	Screen
TOTAL NUMBER OF SHRUBS							
18							
TOTAL NUMBER OF ORNAMENTAL GRASSES							
18							

SCALE: 1" = 20'



OFFICE / WAREHOUSE
1590 N. Newport Road
Colorado Springs, CO

FINAL LANDSCAPE PLAN

PLANT DATE: March 21, 2025

REVISIONS: September 23, 2025
October 20, 2025

SHEET NO: L1

SHEET 7 OF 11

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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
1411 Woolsey Heights
Colorado Springs, CO
80915
DESIGN/BUILD
GENERAL CONTRACTORS
TEL. 719-570-1599

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