

20,000 RSF Industrial Building For Sale

6395 CORPORATE CENTRE CIRCLE, COLORADO SPRINGS, CO 80919



Overview

Hoff & Leigh is pleased to present for sale 6395 Corporate Centre Circle, Colorado Springs, Colorado, which is a ±20,000-square-foot industrial warehouse and showroom building occupied by Dal-Tile Distribution, LLC, a subsidiary of the Mohawk Industries family of companies.

The property is leased through August 31, 2028 on a net basis, with scheduled rent escalations providing predictable income growth. The lease is guaranteed by Dal-Tile, LLC and represents a long-standing tenant relationship originating in 2006. The Fourth Amendment (November 2025) extended the lease 33 months and restructured maintenance obligations, placing water pipe responsibility with the Landlord in exchange for operational certainty for the Tenant.

The Tenant retains one five-year extension option at Fair Market Value with 2% annual escalations, and an ongoing right of first refusal to purchase the asset — both of which reflect the Tenant's commitment to this location and provide a natural exit for an investor seeking a passive net-leased position.

Highlights

- Year 1 NOI: \$219,400 (based on \$18,283.33/mo net rent × 12 months)
- Cap Rate: 5.5%
- Net lease through August 31, 2028; 33 months remaining at execution
- Credit tenant: Dal-Tile Distribution, LLC, guaranteed by Dal-Tile, LLC
- Long-term tenancy: lease originated October 2006; 19+ year relationship
- Tenant holds one 5-year extension option at FMV with 2% annual escalations

Property Details

Sales Price

- \$4,000,000

Building Size

- ±20,000 SF

Zoning

- Light Industrial

Lot Size

- 2.13 Acres

Rev: April 3, 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.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com

20,000 RSF Industrial Building For Sale

6395 CORPORATE CENTRE CIRCLE, COLORADO SPRINGS, CO 80919



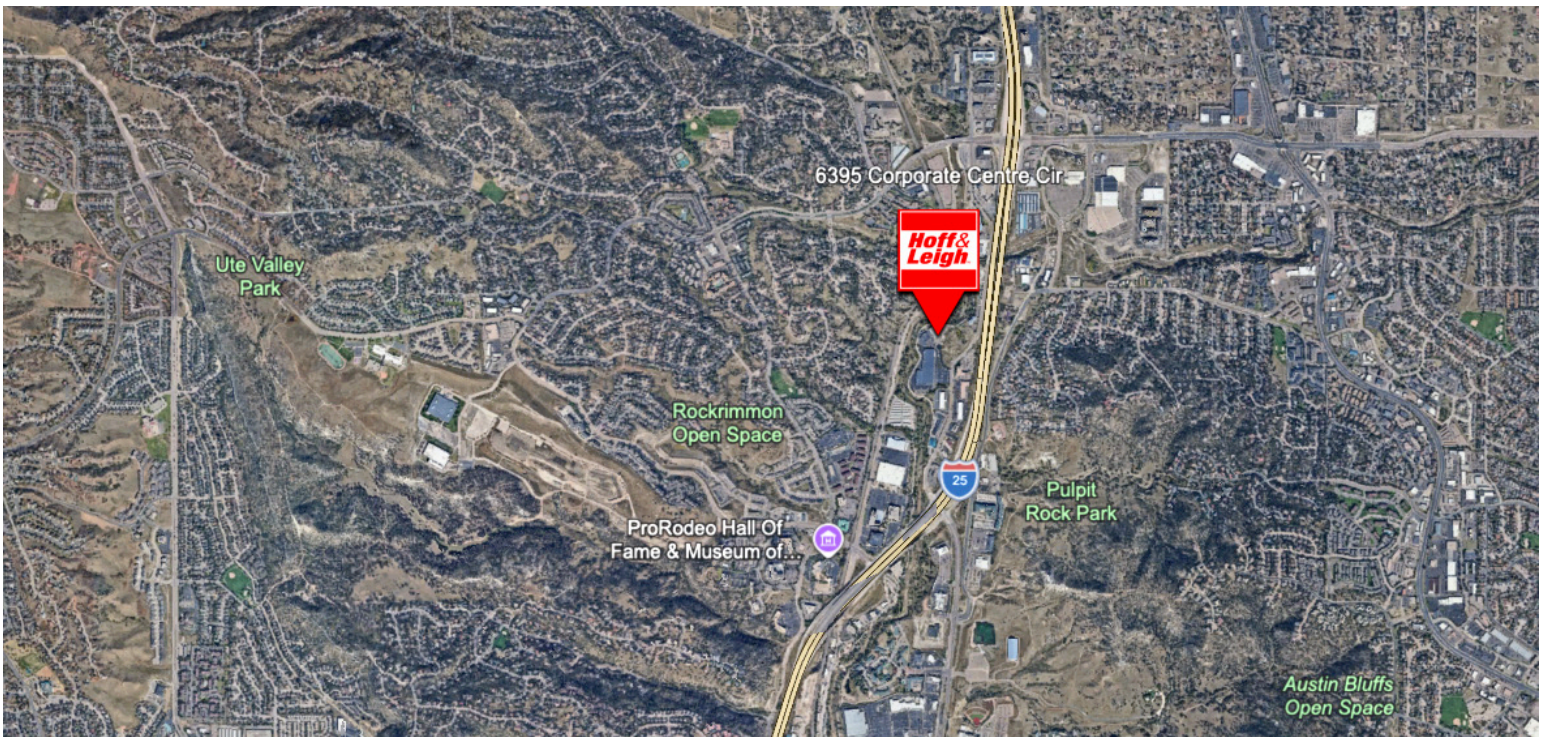
Rev: April 3, 2026





20,000 RSF Industrial Building For Sale

6395 CORPORATE CENTRE CIRCLE, COLORADO SPRINGS, CO 80919



Rev: April 3, 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.



Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com



Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com