

Industrial Building for Sale or Lease

3540 N PROSPECT ST | COLORADO SPRINGS, CO 80907



Overview

STOP RENTING. OWN YOUR BUILDING.

A rare opportunity to own a freestanding industrial building in the established Fillmore industrial area of Colorado Springs. The seller-financing opportunity is a key differentiator for owner/users who may otherwise continue leasing.

Highlights

- 6,400 SF Freestanding Industrial Building
- Approximately 80' x 80' Efficient Floor Plate
- 14' Walls
- Drive-In Access
- Fenced Yard and On-Site Parking
- Originally Built for a Machine Shop
- Flexible LI Zoning
- Approximately one mile from I-25 at Fillmore Street
- Quick Access to Downtown, North Nevada, Garden of the Gods Road and the Broader Colorado Springs Market

Property Details

Sales Price ■ **\$699,000**

Lease Rate ■ **\$12.00/SF MG**
(Entire 6,400 SF Building Only)

Building Size ■ **6,400 SF**

Price Per SF ■ **\$109 SF**

Lot Size ■ **13,970 SF**

Zoning ■ **L1 - Light Industrial**

Seller financing available with as little as 15% down for a qualified buyer.

For all the confidential financial details and a private showing, call **Tim Leigh: 719.337.9551** or **Steve Leigh: 719.338.4470**

Rev: October 9, 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. Images may be AI-enhanced.



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PH: October 8, 2026



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