

8035 Vollmer Place

Colorado Springs, CO 80908



QUICK STATS

Sale Price: \$4,200,000

Lot Size: 10.0 Acres

Zoning: I-3

Cross Streets: Vollmer Road & Woodmen Road

PROPERTY OVERVIEW

For Sale! Approximately 10 acres of land zoned for heavy industrial.

Currently, about 6 acres is in use as outdoor storage, which will provide a buyer with existing revenue, and potential for significant income growth as the storage portion fills to capacity (financial information available upon request w/NDA). The balance of the property (approx 4 acres) is unused, allowing a buyer to develop in accordance with flexible I3 zoning. Alternatively, the outdoor storage operation could easily be terminated in order to utilize up to the full 10 acres.

This site would be ideal for various large construction operations as an owner-occupant, or for investor/development to several smaller industrial operations. Vollmer provides easy access to several growth and construction areas of the region, including Black Forest, east Colorado Springs, etc.

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.

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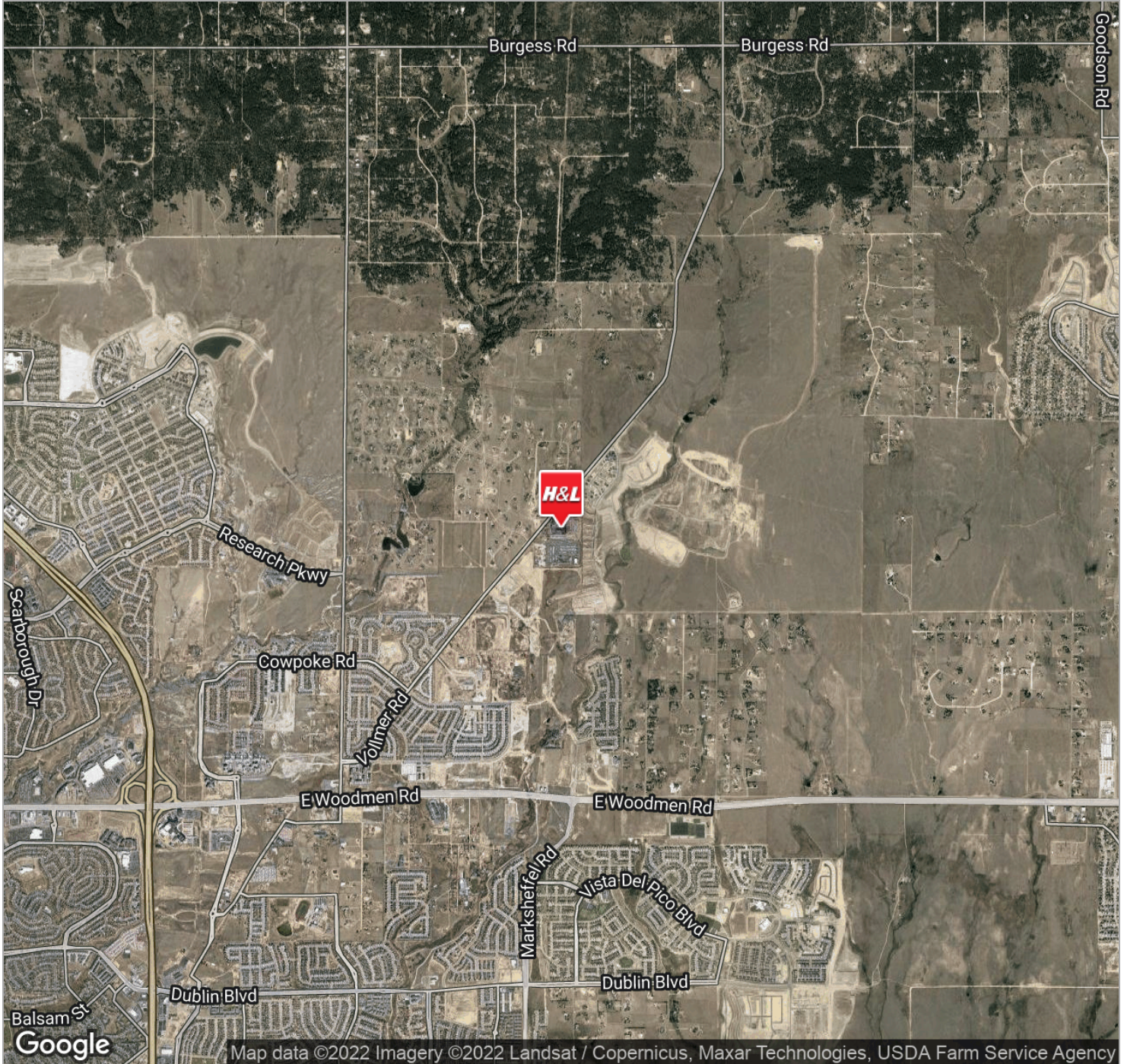
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