



-M2 ZONING-
M2 Zoning is Rare and
Allows Both Light and
Heavy Industrial uses.

- No Required Set-Backs
- No Maximum Lot Coverage

- 15 Acres Industrial Land
- Priced at \$4.50 Per Square Foot
- Utilities Adjacent to the Site
- M2 Zoning
- Part of Rapidly Growing Airport Industrial Submarket

Exclusively Marketed By:

Craig Anderson

Principal | Senior Broker

+1 719 667 6875

• anderson@highlandcommercial.com

Michael Suggs

Principal | Senior Broker

+1 719 338 4555

• suggs@highlandcommercial.com

NAI Highland, LLC

Commercial Real Estate Services. Worldwide

Two North Cascade Avenue, Suite 300

Colorado Springs, CO 80903

+1 719 577 0044

www.highlandcommercial.com

J 03/20/2023



DRIVE TIMES

Colorado Springs Airport	9 Minutes
Peterson Air Force Base	10 Minutes
Shriever Air Force Base	14 Minutes
Powers Blvd	5 Minutes
I-25	10 Minutes

Population Avg Hhld Income

1 Mile	1,626	\$102,938
3 Mile	12,710	\$97,402
5 Mile	89,979	\$79,418

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