



3950 E BIJOU ST
COLORADO SPRINGS, CO 80916

MAJOR UPGRADES COMPLETE



**INDUSTRIAL
FOR SALE/LEASE**

FROM \$11.50 NNN YEAR

FOR SALE: \$5,500,000



DRIVE IN DOORS



NEW SPEC SUITE

Space Available	± 9,168-20,125 SF
Site Size	3.3 Acres
Clear Height	16'
Loading	(3) 9'x9' Drive-ins
Power	3 Phase, 600 Amp
Parking	Shared
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	MX-L P AO
Construction	Cinder Block/Concrete
Rent	From \$11.050 NNN Year 1
NNN Expenses	2026 Estimated at \$3.65/SF
For Sale	\$5,500,000



SITE PLAN

Suite 100
9,223 SF
ImageFirst

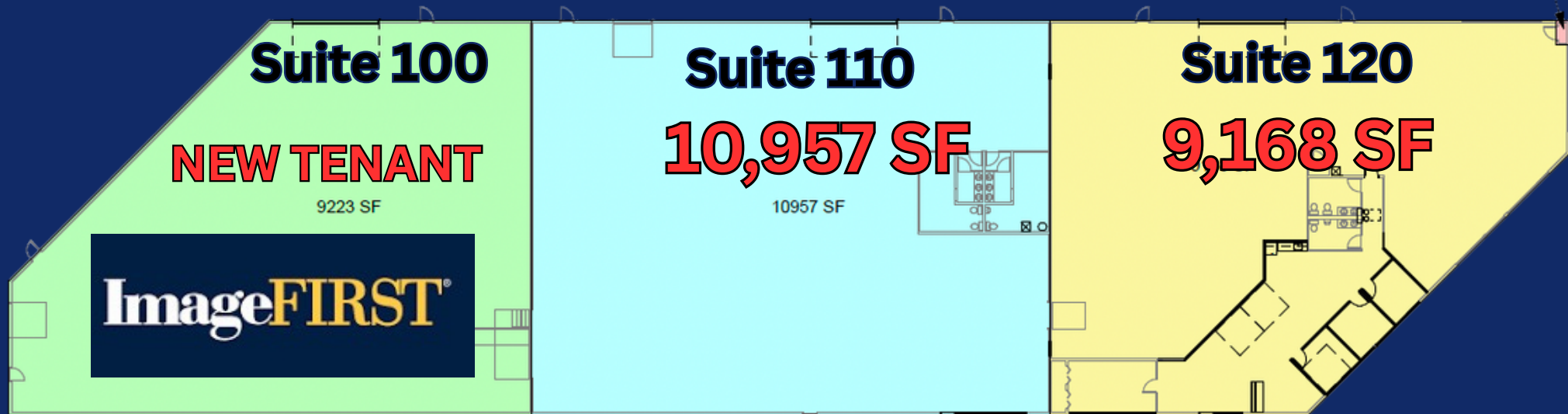
Suite 110
10,957 SF
Avail Now

Suite 120
9,168 SF
Avail Now

ImageFIRST®



FLOOR PLAN



EFFECTIVE OWNERSHIP COST ANALYSIS

<u>Purchase Transaction with SBA 504 Financing</u>	
Sale Price (28,838 SF)	5,500,000.00
Estimated Closing Costs	11,500.00
Total Project Cost	5,511,500.00
Down Payment (10.2%)	(564,900.00)
Total Financed (89.8%)	4,960,350.00
Monthly Debt Service	(33,949.00)
<u>Ownership Cost Analysis</u>	
Annual Debt Service (25 year amortization)	(407,388.00)
Annual Depreciation Expense	(135,897.44)
Years 1-5 Average Annual Interest Expense	(315,536.13)
Operating Expenses	(108,750.00)
Rental Income (9,000 SF tenant at \$15.56/SF modified gross)	140,000.00
Average Net PreTax Expense	(420,183.57)
(Depreciation+Average Interest Expense+Operating Expenses-Rental Income)	
AVERAGE ANNUAL TAX SAVINGS (25% tax bracket)	105,045.89
Effective Average Annual Expense (avg. net pretax expense - avg tax savings)	(315,137.67)
Effective Average Cost Per Occupied* SF (includes NNN Expenses)	(15.76)
AVERAGE ANNUAL PRINCIPAL REDUCTION	91,851.87
ANNUAL NET EFFECTIVE COST PER Sq. Ft.	(11.16)
(Average Cost Per Occupied SF minus Average Annual Principal Reduction)	
Annual Net Cash Outlay Per Sq. Ft. (on ~20,000 SF occupied)	(13.55)
(Based on total debt service and operating costs minus rental income and tax savings)	
Current Asking Lease Rate Per SF (Base Rent + Operating Costs)	15.15



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COLORADO SPRINGS, CO 80916

~ DRIVE TIMES

COS Airport - 15 min.
Downtown COS- 12 min.
Fountain - 22 min.
Pueblo - 45 min.
Monument- 33 min.

DIA - 85 min.
I-70 - 80 min.
CO 470 - 60 min.
Castle Rock - 50 min.



FOR MORE INFORMATION, PLEASE CONTACT:

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