



\$16,500,000

FOR SALE

OR LEASE

BUILDING SIZES

230,300 SF Office / Manufacturing
 19,450 SF Mezzanine
 20,100 Café Building
 5,334 SF Shipping & Receiving
 7,229 SF Energy Center
 3,227 SF Service Garage

LOT SIZE

48.98 Acres

ZONING

PIP-1 (Light Industrial)

YEAR BUILT

1984-1985

LEASE

30,000 - 125,000 Square Feet
 \$10.00/SF NNN

OFFICE / MANUFACTURING CAMPUS & 16 ACRES LAND FOR DEVELOPMENT 8145 N Union Boulevard, Colorado Springs, CO

Formerly Checks Unlimited, this Office / Manufacturing Campus is a 285,640 square foot campus designed for 1,400 call center employees with the electrical capacity to serve 800,000 square feet of improvements. It includes a two-story office and manufacturing building, a service garage and a restaurant with sand volleyball, horseshoe pits and a patio with beautiful panoramic views of the Rocky Mountains in Colorado Springs, CO.

The campus is located on a 48.98 acre lot with excellent access to and visibility from Union Boulevard, which is a major North/South thoroughfare. Union Blvd provides direct connections to Research Parkway and Woodmen Road, the city's main East/West access road. The campus is within three miles of both Interstate 25 and Powers Boulevard, providing excellent access to the city's labor base.

Co-Marketed By:



Office/Manufacturing Campus & 16 Acres Development Land 8145 N Union Boulevard, Colorado Springs, CO



SALE or LEASE



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