

9539-9559 BANDLEY DR FOUNTAIN, CO 80817



FORT CARSON
POPULATION
74,814



CUSHMAN & WAKEFIELD

Colorado Springs
Commercial

LAND FOR SALE

\$525,000 (\$2.10/SF)



PROPERTY HIGHLIGHTS



Lot 19 65360-02-010
Lot 20 65360-02-011



Lot 19 PID
Lot 20 (Planned Industrial District)

[Click Here to View City of Fountain Permitted Uses](#)



Lot 19 \$525,000 (\$2.10/SF)
Lot 20



Lot 19 3.12 AC
Lot 20 2.61 AC **> 5.73 AC**

Prime industrial land for sale, with access via Bandley Dr. and Mesa Ridge Pkwy. Located 11 miles south of Colorado Springs and 32 miles north of Pueblo, the property offers **outstanding I-25 visibility**.

All utilities are adjacent to the site, making it ideal for distribution centers, contractor services, manufacturing, production, assembly, and various light industrial uses. This strategic location provides exceptional regional connectivity and growth opportunities for industrial development.



**Colorado Springs
Commercial**

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