



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

1485 GARDEN OF THE GODS RD #100

COLORADO SPRINGS, CO 80907

16,058 SF FLEX WAREHOUSE | CONDO FOR SALE



1485 GARDEN OF THE GODS RD #100 | CONDO FOR SALE



BUILDING SIZE

16,058 SF



YEAR BUILT

1973



CLEAR HEIGHT

14'



SALE PRICE

\$2,450,000
(\$152.57/SF)



LOADING

(1) 10' X 10'
DOCK-HIGH
(1) 10' X 10'
DRIVE-IN



ZONING

BP



PARKING

4.99/1,000 SF



TAXES

\$22,058.66
(2026)



WELL-LOCATED FLEX WAREHOUSE CONDO IN A PROVEN TRADE AREA

Positioned in the heart of the highly sought-after Garden of the Gods trade area, 1485 Garden of the Gods Rd offers a rare opportunity to acquire a functional ±16,058 SF flex warehouse condo in one of Colorado Springs' most established commercial corridors.

The property features a flex warehouse space, supported by 14' clear height and (1) 10' x 10' dock-high & (1) 10' x 10' drive-in loading doors—ideal for a variety of light industrial, service, or flex users.

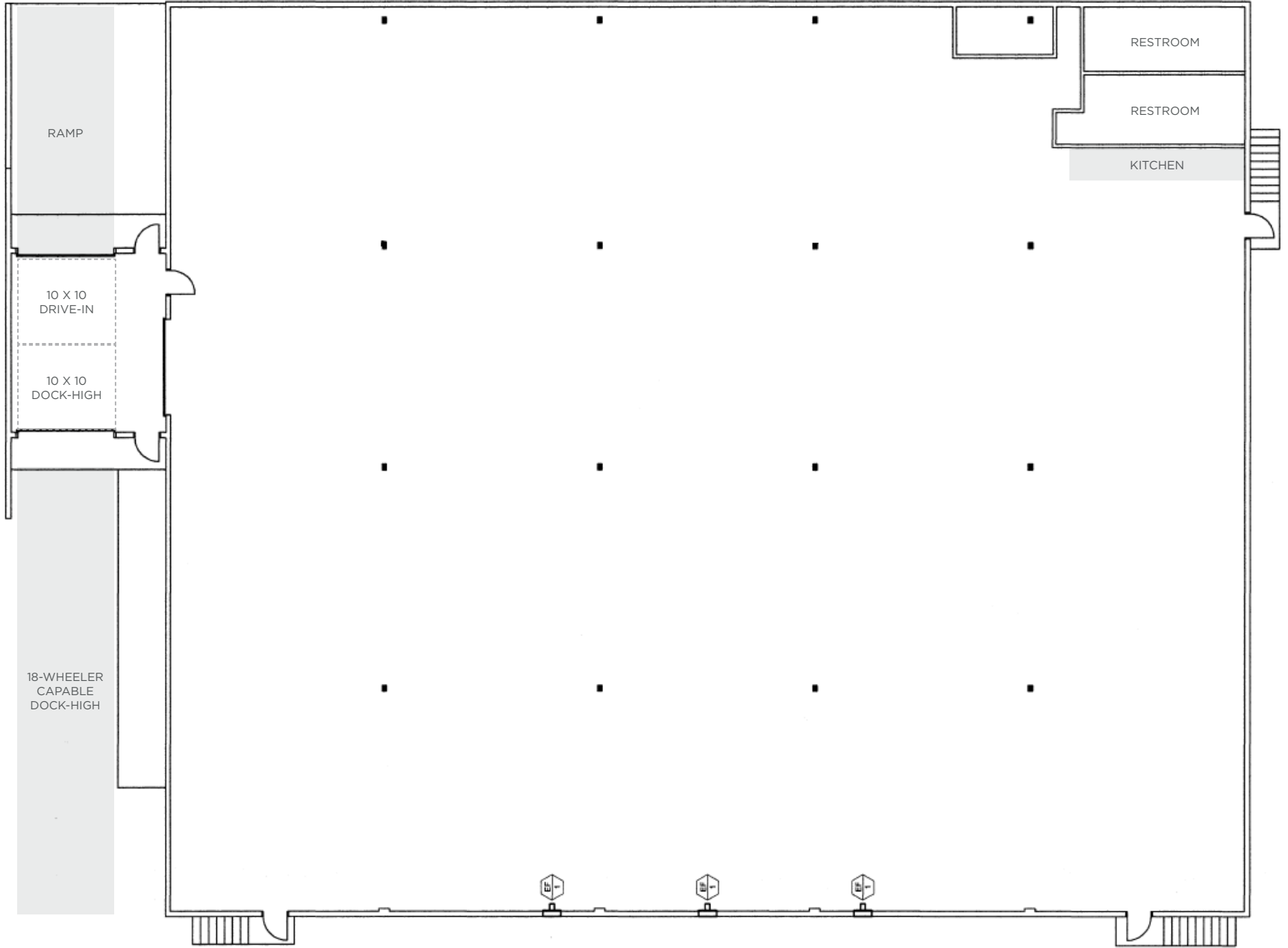
The location provides immediate access to I-25 via Garden of the Gods Road, ensuring seamless connectivity across the Colorado Springs market and the greater Front Range. Its central westside location allows for efficient operations, strong employee accessibility, and convenient access to nearby population centers.

Surrounded by a dense concentration of national retailers, dining options, and daily amenities—including the nearby University Village and strong Garden of the Gods retail corridor—the property benefits from consistent traffic, established infrastructure, and long-term demand. With ample parking and flexible BP zoning, this offering presents a compelling opportunity for both owner-users and investors seeking a well-located asset in a proven trade area.



FLOORPLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

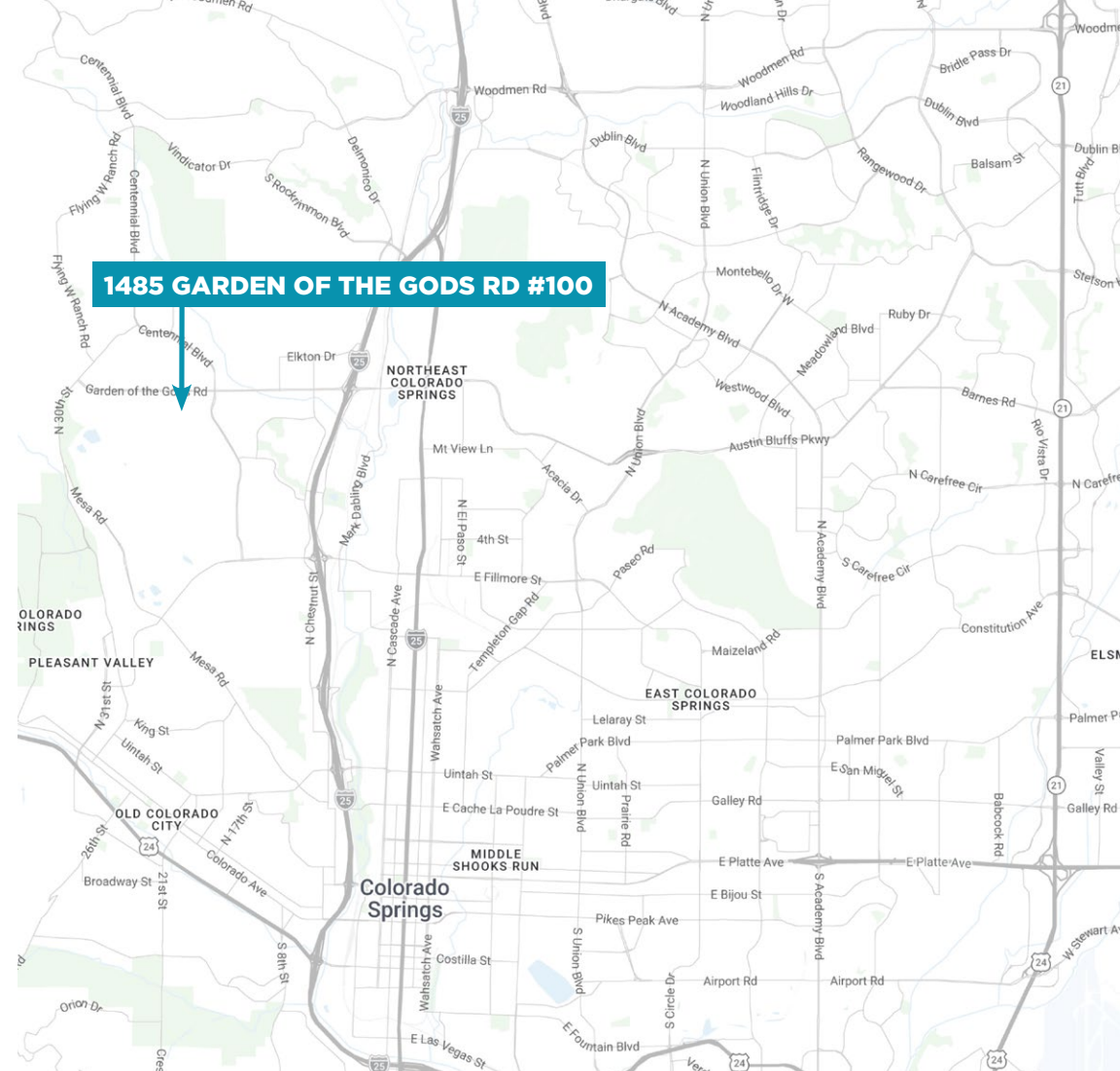




DOCK-HIGH LOADING



DRIVE-IN LOADING



1485 GARDEN OF THE GODS RD #100

**DRIVE
TIMES**



4 Min. | I-25



12 Min. | Downtown COS



18 Min. | Northgate



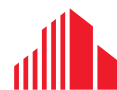
25 Min. | COS Airport



65 Min. | Denver

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