Offering Memorandum

1323 Paonia St, Unit 2 | Colorado Springs, CO 80915

Industrial
Condo Unit
For Sale or Lease



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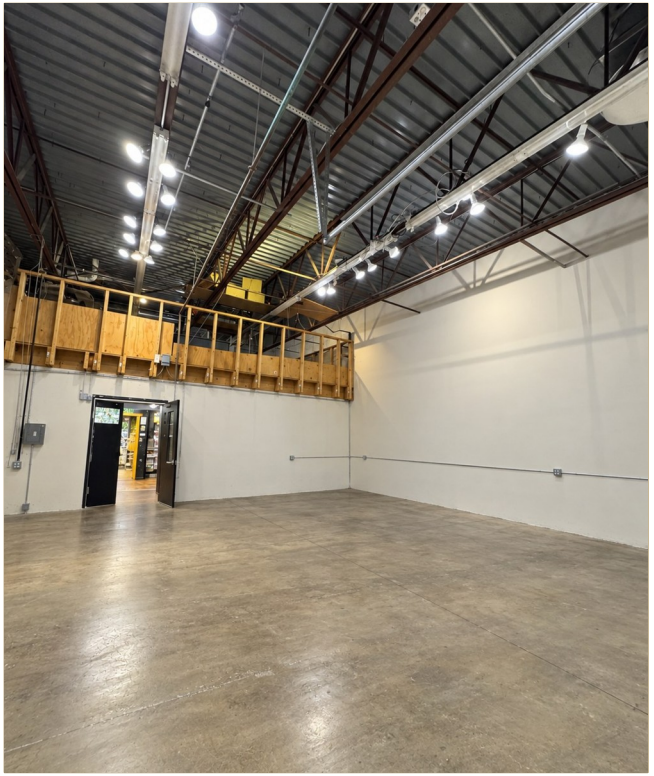
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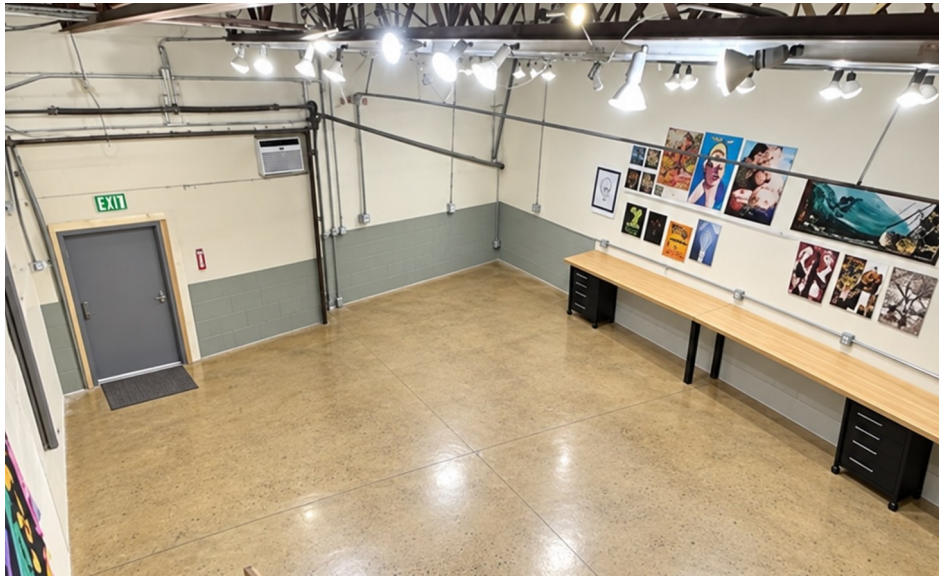
Property Overview

1323 Paonia St, Unit 2 is a ±1,447 SF industrial condominium unit within a ±10,474 SF multi-tenant building in east Colorado Springs, half a mile west of Powers Boulevard. Built in 1984 of reinforced concrete and CMU, the unit is laid out as a front showroom, an open warehouse with a storage mezzanine, and a restroom and utility core, with a covered carport at the rear. Zoned I-2 and delivered vacant, the unit is offered for sale at $249,000 or for lease at $12.00 per SF NNN.

1323 Paonia St, Unit 2 | Colorado Springs, CO 80915	
Industrial Condominium — Southeast Colorado Springs	
OWNERSHIP	Condominium Unit (HOA)
UNIT SIZE	±1,447 SF
BUILDING SIZE	±10,474 SF (Multi-Tenant)
YEAR BUILT	1984
CONSTRUCTION	Reinforced Concrete / CMU
ZONING	I-2 (Industrial)
LAYOUT	Showroom, Warehouse, Storage Mezzanine
LOADING	Rear Man Door; Covered Carport (Drive-In Possible)
PARKING	Shared Surface Lot (20 Spaces, Building)
OFFERING	For Sale $249,000 | For Lease $12.00/SF NNN






EXIT



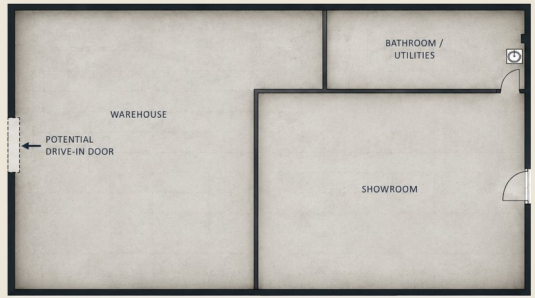








CONCEPTUAL MAIN LEVEL



CONCEPTUAL MEZZANINE



Demographics & Location Overview



Subject Property
1323 Paonia St, Unit 2

COLORADO SPRINGS METRO — 2026		
	Metro	12-Mo Change
Population	784,420	+0.3%
Households	321,876	+0.8%
Median Household Income	$94,688	+2.0%
Labor Force	390,486	-0.8%
Unemployment Rate	4.1%	+0.1 pt

LOCATION	
Distance to Airport	**4.1 mi**
Distance to Seaport	**689.8 mi**
Distance to Rail Terminal	**68.3 mi**
Population 500 Mile Radius	**19,000,862**
Population 250 Mile Radius	**6,202,493**
Population 50 Mile Radius	**1,316,761**

Colorado Springs Market Overview

The Colorado Springs industrial market closed Q2 2026 at 6.0% vacancy with $91.0 million in sales volume, up 32% from $68.8 million a year earlier, and an average sale price of $194 per SF — an all-time high for the metro (Matthews). Asking rents average $11.80 per SF metro-wide and $13.20 per SF for flex space (CoStar), with Southeast submarket rents up 1.0% year over year.

No new industrial construction started in Q2 2026 and only 391,462 SF remains under way, nearly all of it large-format logistics product. Sub-5,000 SF space, where the subject competes, has effectively no new supply, and deal flow is dominated by private capital and owner-users. Nearby small suites signed at $13.00 to $15.00 per SF NNN in 2026, and competing for-sale condo units in the 80915 zip code ask $216 to $228 per SF.

6.0%

Metro Industrial Vacancy

Q2 2026 — a multi-year high, still below the U.S. average (Matthews).

$194

Avg. Sale Price PSF

All-time market peak, above Denver pricing (Matthews, Q2 2026).

+32%

Sales Volume YoY

$91.0M in Q2 2026 vs. $68.8M in Q2 2025.



Colorado Springs, CO

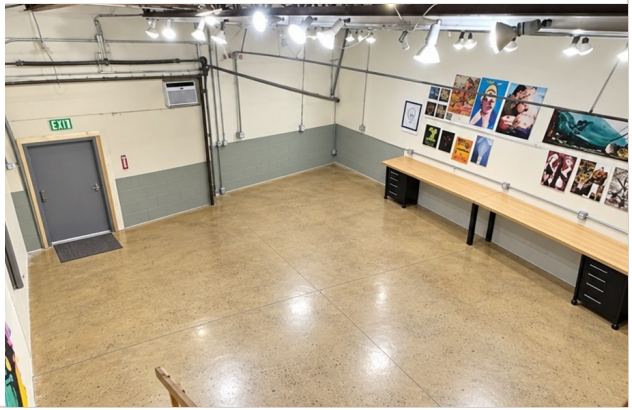
Market Overview

Colorado Springs is Colorado's second-largest city and the El Paso County seat, anchored by five military installations, a growing aerospace and defense cluster, and a diversified base of healthcare, technology, and service employment. Peterson Space Force Base and the Colorado Springs Airport sit roughly four miles south of the subject, and the surrounding east-side corridors carry much of the city's automotive, contractor, and service-industrial activity.

The subject sits in the Cimarron Hills industrial pocket between Platte Avenue and Powers Boulevard (SH-21), the primary north-south arterial serving the city's east side. Metro fundamentals remain firm: 6.0% vacancy, a record $194 per SF average sale price, and Q2 2026 sales volume up 32% year over year, with zero new construction starts and small-bay supply persistently tight (Matthews, Q2 2026).

KEY POINTS

- 6.0% metro industrial vacancy in Q2 2026 (Matthews)
- Record average sale price of $194/SF, up from $183/SF in Q1 2026
- Q2 2026 sales volume of $91.0M — up 32% year over year
- Zero construction starts in Q2 2026; 391,462 SF under way, mostly large-format
- Small suites near the subject signed at $13.00–$15.00/SF NNN in 2026
- Competing for-sale condo units in 80915 ask $216–$228/SF
- I-2 zoning supports contractor, service, showroom, and light manufacturing uses



Pricing & Offering Terms

OFFERING SUMMARY

(Available For Sale or For Lease)

$249,000 | $12.00/SF NNN

Unit size: ±1,447 SF

Sale price: $249,000 ($172/SF)

Lease rate: $12.00/SF/yr NNN

Monthly base rent: ~$1,447

Possession: vacant at closing or lease start

NNN: HOA dues, taxes, insurance (est. on request)
All offers and inquiries to Fillmore Commercial

FOR SALE

$249,000 $172/SF

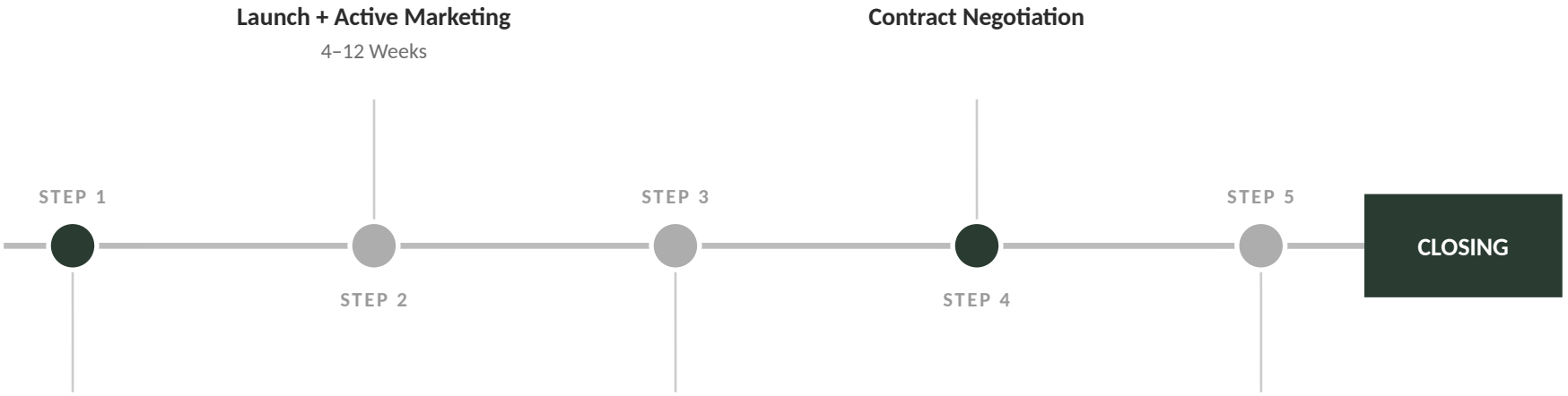
FOR LEASE

$12.00 /SF NNN

MONTHLY BASE RENT

$1,447 /month

Marketing Timeline & Process



MEET OUR TEAM

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FILLMORE

About Us

Fillmore Commercial was built by experienced real estate brokers with a deep understanding of what owners need and what buyers want. With significant combined transaction volume, the Fillmore team has evaluated and transacted hundreds of millions in commercial real estate.

Fillmore brings institutional-quality representation to local and regional owners — backed by proprietary buyer networks, data-driven underwriting, and full-cycle deal expertise from initial engagement through closing.

COMBINED FIRM TRACK RECORD ($500M+ TRANSACTED)

Fillmore was built by brokers who became principals — and learned, the hard way, what most brokers get wrong. We've transacted over $500 million across acquisitions, dispositions, and operations, and we apply that owner-operator perspective to every listing we take on.

WHY FILLMORE

At Fillmore Commercial, we believe transparency, alignment, and disciplined execution are essential to building long-term owner partnerships. The following outlines what clients can expect throughout the lifecycle of a listing.

OWNERS FIRST

We've bought, operated, and sold our own commercial real estate, and built our firm around what we wished our brokers had done differently.

COMMUNICATION YOU DON'T HAVE TO CHASE

We provide weekly updates during marketing, more during diligence, and surface every serious inquiry in real time.

THE WORK CONTINUES THROUGH CONTRACT

We remain engaged through title, diligence, financing, and closing logistics — we know what gets missed because we've closed deals as principals.

WE UNDERWRITE LIKE INVESTORS

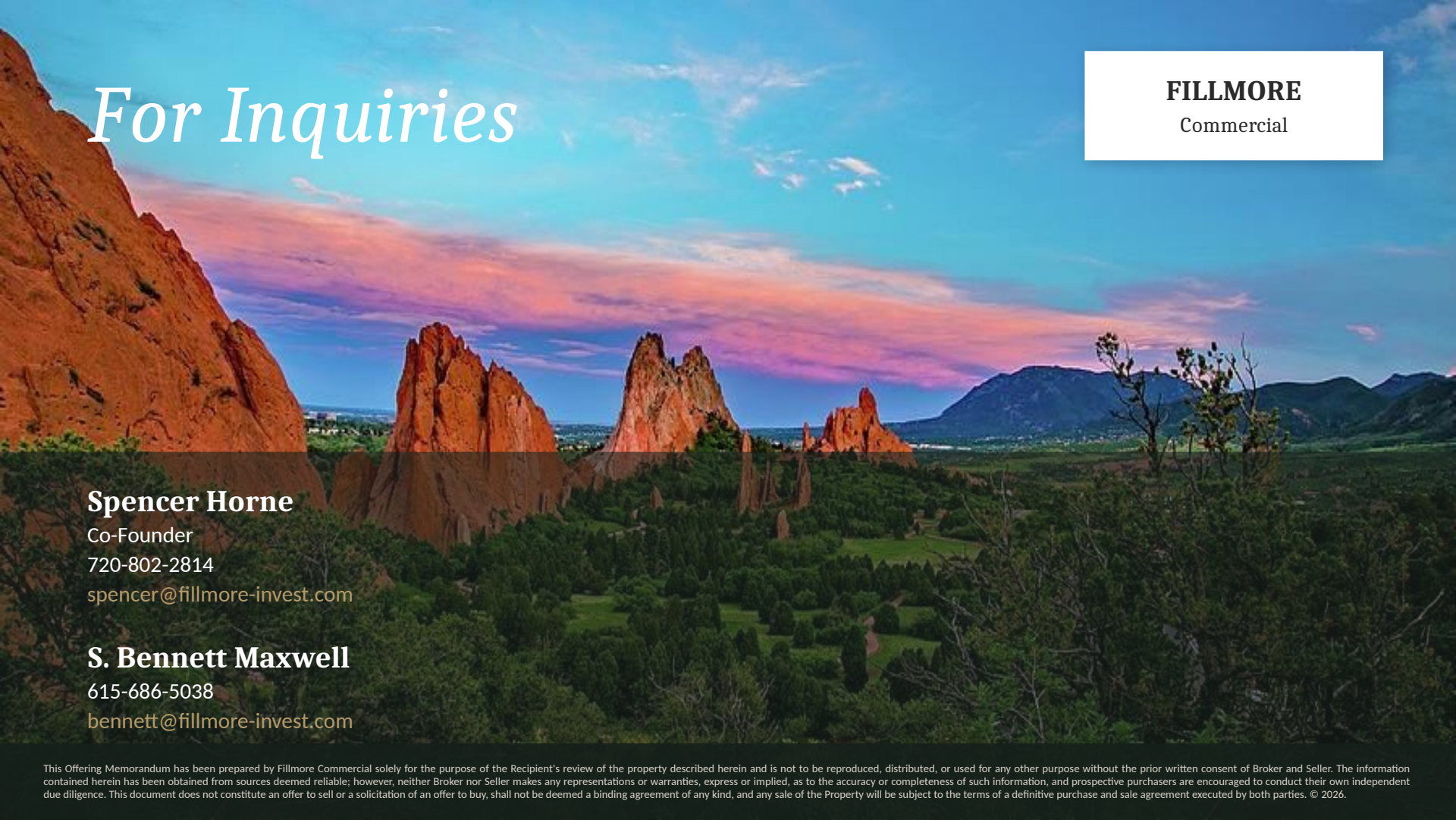
Hundreds of deals analyzed as buyers; we know how institutional, 1031, and private capital each read a pro forma and we position the asset for the pool that pays the most.

INSTITUTIONAL PLAYBOOK, LOCAL REPRESENTATION

Every major REIT runs a full marketed process because wider buyer pools produce higher prices; we bring that standard to owners the big firms underserve.

SELECTIVE BY DESIGN

We don't take every listing; if we're pitching it, we believe it's sellable at a price that works for you.



For Inquiries

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