

**Industrial Building & Land FOR SALE or LEASE  
20075 Wigwam Rd.—I-25 Midway Exit 119**

**Sale \$350,000 - Lease \$2,300/mo.**



2 miles South of PPIR Raceway on I-25 — just 15 minutes South of Colorado Springs and 20 minutes North of Pueblo!



*Incredible I-25 Exposure, access and signage possibilities. Liberal zoning and possible railroad access too.*

**Details:**

- ◆ 4200 SF Building (105'x40')
- ◆ Land 5.37 Acres
- ◆ El Paso County I3 Zoned (old PHID)
- ◆ Fenced, heavy electric, propane
- ◆ 6—12'x12' Overhead Doors
- ◆ Ceilings 15 feet high
- ◆ Year of construction 1972
- ◆ Concrete Twin-T Construction
- ◆ 2 separate lots for divisibility
- ◆ New water district in process!
- ◆ Tax IDs 57260-00-021,022
- ◆ Taxes 2008 total \$1,111
- ◆ Remodeled, rewired, painted 2007
- ◆ **Additional 3.02 Acres Available for \$50,000 (lot to the north)**

**Priced at:**

**Sale: \$350,000**

Or **LEASE** at

**\$2,300/month**

**Plus NNN and utilities**

**W WEICHERT®  
C COMMERCIAL  
A AFFILIATES**

A Division of WEICHERT, REALTORS® - Pikes Peak Group

**Chuck Armstrong, Commercial Broker Associate**

**Weichert Commercial Affiliates**

411 South Tejon Street, Suite A—Colorado Springs, Colorado 80903

Cell 719-231-3545, Direct 719-667-4328, Switchboard 719-634-0500

Fax 719-634-3086 - email [Chuck@TheSpaceTeam.com](mailto:Chuck@TheSpaceTeam.com)

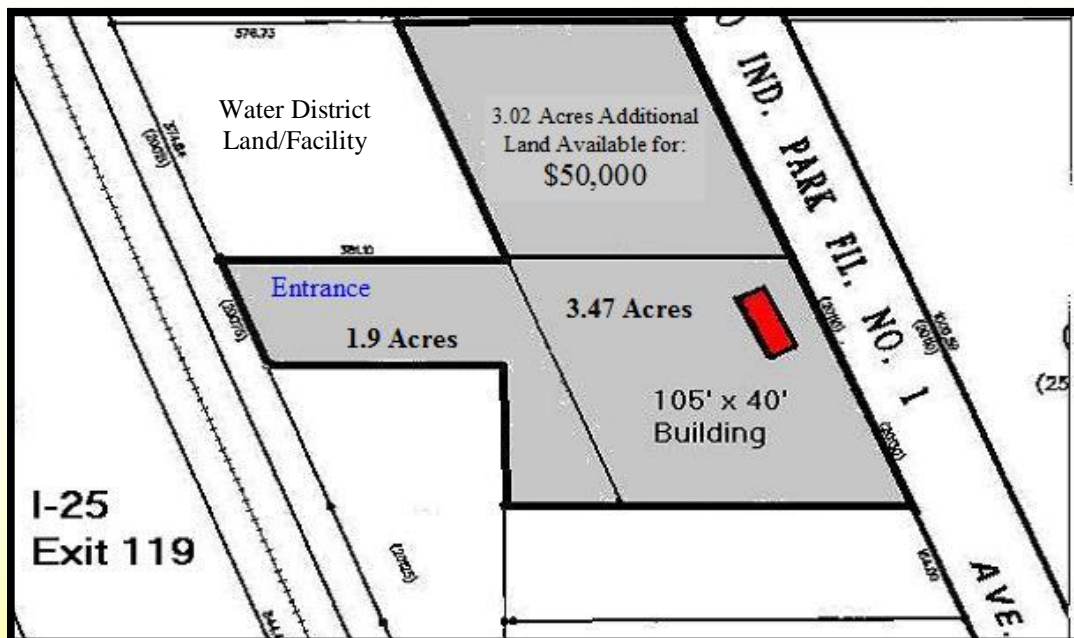
Website: [www.WeichertPikesPeak.com](http://www.WeichertPikesPeak.com)



All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. PROSPECT SHOULD CAREFULLY VERIFY EACH ITEM OF INFORMATION CONTAINED HEREIN. February, 2010

**Weichert Commercial Affiliates - Colorado Springs, Colorado**

**Industrial Building & Land FOR SALE or LEASE  
20075 Wigwam Rd.—I-25 Midway Exit 119**



**Priced at:  
Sale: \$350,000**

**Or LEASE at  
\$2,300/month  
Plus NNN and utilities**



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Website: [www.WeichertPikesPeak.com](http://www.WeichertPikesPeak.com)



View looking east from Front Gate



Southwest Corner of building—12' Doors

**Sale \$350,000 - Lease \$2,300/mo.**



**20075 Wigwam Road—Midway, CO 81008**  
**4,200 SF Concrete tilt-up Building on 5.37 Fenced Acres of**  
**El Paso County PHID Land, off I-25 Exit 119**  
**Additional 3.02 Acres to North is \$50,000**



Rear Overhead and people door



Rear view, propane tank, and truck dock

**Industrial Building & Land FOR SALE or LEASE  
20075 Wigwam Rd.—I-25 Midway Exit 119**



North Side—Interior of 105' x 40' Building



South Side Interior—Propane Space Heater



West View of Railroad, I-25 and County Shed



Heavy Electrical Transformer on property



Neighbor to North—Truck Driving School



Former Baab Steel to Northeast



**Trent Real Estate Group**  
1501 West Colorado Avenue, Suite 201  
Colorado Springs, Colorado 80904  
Phone (719) 630-1600, Fax (719) 630-7905  
<http://www.TheSpaceTeam.Com>



“The Spaceman”

**Chuck Armstrong**  
**Senior Broker Associate**  
Mobile (719) 231-3545  
E-Mail: [Chuck@TheSpaceTeam.com](mailto:Chuck@TheSpaceTeam.com)  
September 29, 2009

### **20075 Wigwam Rd., Midway**

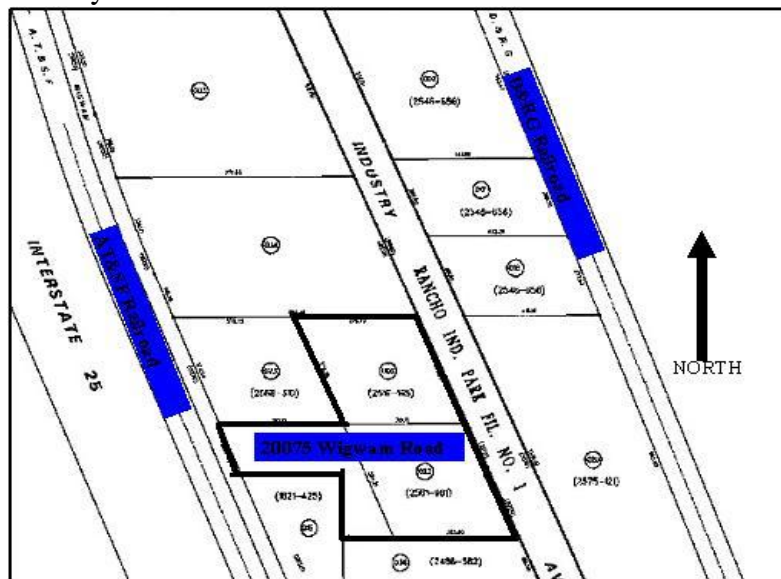
#### **Unverified Supplementary Information (to the best of my knowledge)**

- 1. Condition:** The concrete, tilt-up building has been rewired, repainted, and put back in service by the Owners, with work done by Murphy Constructors, as Chuck Murphy is one of the owners. Water should be to the building by year end 2009 and the mains have been run to the property. Dirt in the two southern lots has reportedly been stabilized by adding tons of road base, and is therefore quite solid. However, the optional northern 3.02 acre parcel is pretty much pasture land and not as much of a solid a base is present. The platted road on the east property line is just pasture dirt and not really useable without lots of work.
- 2. Utilities:** The property was used by a recycling company which had a heavy need for electricity, and the property is served by Mountain View Electric. They installed very heavy electric for them in 2003. There is no natural gas, and the property had a propane tank for its heaters. There is, reportedly (by a former Owner), a septic system on the property, but it has never been located by the current or former owners, so nothing is known about that at this point. The current owner is willing to do a small septic and put in a bathroom and sink now that water is becoming available in late 2009. Currently the interior is a wide open box. Phone service has been to the property and is assumed to be available.
- 3. Water:** As is typical in the Midway area, water is THE big issue. This property was served for many years by a community well that served neighboring properties also. This worked fine and there was plenty of water, although it was never certified as drinkable, so drinking water was traditionally been brought in to the properties served by the well. HOWEVER, the state has begun a “crackdown” on unauthorized wells in the area and has now shut down this well permanently. However, the Wigwam Mutual Water District (P.O. Box 75656, Colorado Springs, CO 80970) is preparing to serve properties west of the Interstate. They are immediately next door to this property and have installed water mains across this subject property and a water tap will be provided. The property is NOT in the 100 or 500 year flood zone per the Flood Hazard map from ESRI/FEMA Project Impact <http://www.esri.com/hazards> .
- 4. Access:** The property is easily accessed off of I-25 at exit 119. Coming south on the Interstate (or to continue south when leaving the property) it is necessary to go through a tunnel under the Interstate. I have attached a picture of this tunnel. It is serviceable but is marked 13’-11” in height, and is only a single lane wide. It is almost exactly halfway between Pueblo

and Colorado Springs. It is still in El Paso County and the Pueblo County line is about one mile south. Because of convenience of the Post Office, it has had a physical address of 20075 Wigwam Rd, Pueblo, CO 81009-9562. However, the use of “Midway” as a city address instead of Pueblo is acceptable and is used by properties in the area.



- 5. **Railroad:** The property lies between TWO sets of railroad tracks. The Denver & Rio Grande on the east of the Rancho Industrial Park of which this property is a part, and the Atchison, Topeka & Santa Fe (now BNSF) on the west. Restrictions or conditions regarding use of rail lines by the property is not known by the Owner and a Buyer/Tenant would need to contact them directly.



### El Paso County Schedule Information

Schedule Number: 5726000022  
Schedule Address: 20110 INDUSTRY AVE  
Schedule Owner: TJ&I LLC  
Zoned: I-3  
Area: 3.47 Acres

Owner Mailing Address: 2245 BROADWAY ST



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## Public Record Property Information

Database Updated: 9/24/2009 12:00:00 AM Today: Friday, September 25, 2009 Time: 4:50:12 PM

### Personal Information

**Schedule No:** 5726000022

**Owner Name:** TJ&I LLC

**Location:** 20110 INDUSTRY AVE

**Mailing Address:** 2245 BROADWAY ST  
COLORADO SPRINGS CO 80904-3761

**Previous Parcel**

**Replaced Parcel**

### Legal Description

TRACT IN SEC 26-17-65 AS FOLS: COM AT NW COR OF  
SD SEC, TH S 52<11'57" E 2183.64 FT,  
N 88<46'13" W 606.14 FT, S 22<00'00" E  
1480.00 FT FOR POB, CONT S 22<00'00" E  
396.00 FT, N 88<46'13" W 385.69 FT,  
N 21<23'16" W 394.21 FT, TH S 88<46'13" E  
381.11 FT TO POB

### Market Information (2009Values)

Levy Year: 2008   Mill Levy: 42.245   Exempt Status: Not Exempt

Table	Use Code	2009 Market Value	2009 Assessed Value	Exempt
Land	WAREHOUSE/STORAGE	\$15,115	\$4,380	
Imp	STORAGE WAREHOUSE	\$67,276	\$19,510	
Total Value		\$82,391	\$23,890	

### Tax Entity and Levy Information

( District: NBH )

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)		(719) 520-6498
HANOVER SCHOOL NO. 28	CHARLES PANCELOW	(719) 683-2247
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
HANOVER FIRE DISTRICT	PAUL OGLE	(719) 683-3242
CENTRAL COLO. CONSER. DIST.	DAVE KINNISCHTZKE	(719) 382-0841

**Sale Information**

Seq #	Sale Date	Sale Price	Sale Type
1	03/01/2000	\$78,750	
2	09/28/2004	\$0	Multiple properties
3	11/04/2005	\$235,000	

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**Land Information**

Seq #	Use	Exempt	Area
1	WAREHOUSE/STORAGE		3.47 acres

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**Residential Information****Commercial Information**

Bldg #	Admin Code	Year Built	Neigh #	Area
1	STORAGE WAREHOUSE	1972	201	4,160



## Estimated Property Tax Information

( Based on year **2008** Assessed Value **\$23,890.00** )  
 ( Schedule # **5726000022** )

Entity Name	2008 Mill Rate (expressed in 1000ths)	Estimated Tax Amount (2008 taxes payable in 2009)
EL PASO COUNTY	0.007253	\$173.27
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$7.88
HANOVER SCHOOL NO. 28	0.025459	\$608.22
PIKES PEAK LIBRARY	0.00354	\$84.57
SOUTHEASTERN COLO.WTR.CONSERVANCY	0.000943	\$22.53
HANOVER FIRE DISTRICT	0.00472	\$112.76
CENTRAL COLO. CONSER. DIST.	0	\$0.00
EL PASO COUNTY TABOR REFUND		\$0.00
<b>Total</b>	<b>0.042245</b>	<b>\$1,009.23</b>

While care has been taken to provide the most up-to-date information on property tax information, please call the El Paso County Treasurer's Office at (719) 520-6666 to obtain the proper tax amount.

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



Assessor:  
**Mark Lowderman**

Location:  
 27 E. Vermijo Avenue  
 2nd Floor  
 Colorado Springs, CO  
 80903-2208

Telephone:  
 (719) 520-6600

Fax Number:  
 (719) 520-6635

Hours:  
 8:00 AM - 5:00 PM  
 Monday - Thursday  
 Offices closed:  
 Friday - Sunday, weekly

Send any concerns or  
 comments to:  
[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)

### El Paso County Schedule Information

Schedule Number: 5726000021  
Schedule Address: 20075 WIGWAM RD  
Schedule Owner: TJ&I LLC  
Zoned: I-3  
Area: 1.9 Acres

Owner Mailing Address: 2245 BROADWAY ST



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## Public Record Property Information

Database Updated: 9/24/2009 12:00:00 AM Today: Friday, September 25, 2009 Time: 4:51:55 PM

### Personal Information

**Schedule No:** 5726000021

**Owner Name:** TJ&I LLC

**Location:** 20075 WIGWAM RD

**Mailing Address:** 2245 BROADWAY ST  
COLORADO SPRINGS CO 80904-3761

**Previous Parcel**

**Replaced Parcel**

### Legal Description

TRACT IN SEC 26-17-65 AS FOLS, COM AT NW COR OF  
SD SEC, TH S 52<11'57" E 2183.64 FT,  
N 88<46'13" W 606.14 FT, S 22<00'00" E  
1480.00 FT, N 88<46'13" W 381.11 FT FOR POB, CONT  
N 88<46'13" W 381.11 FT, S 20<46'13" E  
392.47 FT, S 88<46'13" E 385.69 FT, TH  
N 21<23'16" W 394.21 FT TO POB EX ANY PART OF HWY  
TR CONV BY BK 1621-425 LY IN ABOVE DESC

### Market Information (2009Values)

**Levy Year: 2008   Mill Levy: 42.245   Exempt Status: Not Exempt**

Table	Use Code	2009 Market Value	2009 Assessed Value	Exempt
Land	UNIMPROVED LAND	\$8,276	\$2,400	
Total Value		\$8,276	\$2,400	

### Tax Entity and Levy Information

( District: NBH )

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)		(719) 520-6498
HANOVER SCHOOL NO. 28	CHARLES PANCELOW	(719) 683-2247
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
HANOVER FIRE DISTRICT	PAUL OGLE	(719) 683-3242
CENTRAL COLO. CONSER. DIST.	DAVE KINNISCHTZKE	(719) 382-0841

**Sale Information**

Seq #	Sale Date	Sale Price	Sale Type
1	03/01/2000	\$78,750	Multiple properties
2	09/28/2004	\$0	Multiple properties
3	11/04/2005	\$235,000	

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**Land Information**

Seq #	Use	Exempt	Area
1	UNIMPROVED LAND		1.9 acres

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**Residential Information**

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**Commercial Information**



## Estimated Property Tax Information

( Based on year **2008** Assessed Value **\$2,400.00** )  
 ( Schedule # **5726000021** )

Entity Name	2008 Mill Rate (expressed in 1000ths)	Estimated Tax Amount (2008 taxes payable in 2009)
EL PASO COUNTY	0.007253	\$17.41
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$0.79
HANOVER SCHOOL NO. 28	0.025459	\$61.10
PIKES PEAK LIBRARY	0.00354	\$8.50
SOUTHEASTERN COLO.WTR.CONSERVANCY	0.000943	\$2.26
HANOVER FIRE DISTRICT	0.00472	\$11.33
CENTRAL COLO. CONSER. DIST.	0	\$0.00
EL PASO COUNTY TABOR REFUND		\$0.00
<b>Total</b>	<b>0.042245</b>	<b>\$101.39</b>



Assessor:  
**Mark Lowderman**

Location:  
 27 E. Vermijo Avenue  
 2nd Floor  
 Colorado Springs, CO  
 80903-2208

Telephone:  
 (719) 520-6600

Fax Number:  
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Hours:  
 8:00 AM - 5:00 PM  
 Monday - Thursday  
 Offices closed:  
 Friday - Sunday, weekly

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[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)

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We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

### El Paso County Schedule Information

Schedule Number: 5726000005  
Schedule Address: 0 INDUSTRY AVE  
Schedule Owner: TJ&I LLC  
Zoned: I-3  
Area: 3.02 Acres

Owner Mailing Address: 2245 BROADWAY ST



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## Public Record Property Information

Database Updated: 9/24/2009 12:00:00 AM Today: Friday, September 25, 2009 Time: 4:53:49 PM

### Personal Information

**Schedule No:** 5726000005  
**Owner Name:** TJ&I LLC  
**Location:** INDUSTRY AVE  
**Mailing Address:** 2245 BROADWAY ST  
 COLORADO SPRINGS CO 80904-3761

### Previous Parcel

### Replaced Parcel

### Legal Description

TRACT IN W2 SEC 26-17-65 AS FOLS, COM AT NW COR  
 OF SD SEC, TH S 52<11'57" E 2183.64 FT,  
 N 88<46'13" W 606.14 FT, S 22<00' E 1102.0 FT FOR  
 POB, CONT SELY ON SAME COURSE 378.0 FT,  
 N 88<46'13" W 381.11 FT, N 21<23'16" W  
 376.3 FT, TH S 88<46'13" E 376.73 FT TO POB

### Market Information (2009Values)

**Levy Year:** 2008    **Mill Levy:** 42.245    **Exempt Status:** Not Exempt

Table	Use Code	2009 Market Value	2009 Assessed Value	Exempt
Land	UNIMPROVED LAND	\$13,155	\$3,810	
<b>Total Value</b>		<b>\$13,155</b>	<b>\$3,810</b>	

### Tax Entity and Levy Information

( District: NBH )

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE (UNSHARED)		(719) 520-6498
HANOVER SCHOOL NO. 28	CHARLES PANCELOW	(719) 683-2247
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
HANOVER FIRE DISTRICT	PAUL OGLE	(719) 683-3242
CENTRAL COLO. CONSER. DIST.	DAVE KINNISCHTZKE	(719) 382-0841

### Sale Information

Seq #	Sale Date	Sale Price	Sale Type
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## Estimated Property Tax Information

( Based on year **2008** Assessed Value **\$3,810.00** )  
 ( Schedule # **5726000005** )

Entity Name	2008 Mill Rate (expressed in 1000ths)	Estimated Tax Amount (2008 taxes payable in 2009)
EL PASO COUNTY	0.007253	\$27.63
EPC ROAD & BRIDGE (UNSHARED)	0.00033	\$1.26
HANOVER SCHOOL NO. 28	0.025459	\$97.00
PIKES PEAK LIBRARY	0.00354	\$13.49
SOUTHEASTERN COLO.WTR.CONSERVANCY	0.000943	\$3.59
HANOVER FIRE DISTRICT	0.00472	\$17.98
CENTRAL COLO. CONSER. DIST.	0	\$0.00
EL PASO COUNTY TABOR REFUND		\$0.00
<b>Total</b>	<b>0.042245</b>	<b>\$160.95</b>

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**DISCLAIMER: (Nov. 2000)**

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[Assessor's Property Search](#)

[Planning Division](#)  
[El Paso County](#)

<b>County Zoning for parcel 572600005 is I-3</b>	
<b>COUNTY ZONING CODES</b>	
A-5 - Agricultural A-35 - Agricultural F-5 - Forestry and Recreation RR-0.5 - Residential Rural RR-2.5 - Residential Rural RR-5 - Residential Rural RS-20000 - Residential Suburban RS-6000 - Residential Suburban RS-5000 - Residential Suburban RM-12 - Residential Multi-Dwelling RM-30 - Residential Multi-Dwelling CN - Commercial Neighborhood CO - Commercial Office CC - Commercial Community CR - Commercial Regional CS - Commercial Service I-1 - Research and Development	I-2 - Limited Industrial I-3 - Heavy Industrial RT - Residential Topographic MHP - Mobile Home Park MHP-R - Mobile Home Park Rural MHS - Mobile Home Subdivision RVP - Recreational Vehicle Park PUD - Planned Unit Development CAD-O - Commercial Airport District GA-O - General Aviation Overlay District HR-O - High Rise Overlay District RLUP-O - Rural Land Use Plan Overlay District C-1 - Commercial (obsolete) C-2 - Commercial (obsolete) M - Industrial (obsolete) R-4 - Planned Development (obsolete)

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