



Colorado Springs
Commercial

2235-2255 SPECTRA DR

COLORADO SPRINGS, CO 80906

TWO - 5,000 SF OFFICE/WAREHOUSE BUILDINGS ON 1.2 AC
FOR SALE | SECURED OUTDOOR STORAGE



SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO



2235-2255 SPECTRA DR

COLORADO SPRINGS, CO 80906



BUILDING SIZES

2235: 5,000 SF
2255: 5,000 SF



SITE AREA

1.20 AC



PURCHASE PRICE

\$2,800,000
(\$280.00/SF)



YEAR BUILT

2004



CLEAR HEIGHT

14'



POWER

200A/120-208V
3PHASE 4W



TOTAL LOADING

2235: (3) 10'X12'
2255: (2) 12'X12'



ZONING

LI



PARKING

13 SPACES

(2) 5,000 SF OFFICE/WAREHOUSE BUILDINGS ON 1.2 AC
FOR SALE | OWNER/USER OR INVESTMENT

FUNCTIONAL WESTSIDE INDUSTRIAL OPPORTUNITY

2235-2255 Spectra Drive presents a highly functional, modern industrial opportunity in Colorado Springs' desirable Westside submarket. The property consists of two well-maintained industrial buildings totaling approximately 10,000 square feet, with each building containing approximately 5,000 square feet. Constructed in 2004, the improvements offer a more contemporary industrial design rarely found in smaller-bay product, making the asset well suited for both owner/users and investors.

Both buildings are currently occupied on month-to-month leases, providing immediate flexibility for an owner/user to occupy one or both buildings while still offering in-place income for an investor seeking a stabilized or partially leased asset. The site is fully fenced and designed for efficient circulation, staging, and secure outdoor storage, supporting a wide range of industrial and service uses.

Each building is equipped with multiple grade-level loading doors, allowing for efficient shipping, receiving, and equipment access. The 14-foot clear height provides functional warehouse volume for racking, fabrication, or light manufacturing operations. The property is further enhanced by strong electrical infrastructure with three-phase power, making it suitable for users with heavier equipment or specialized power requirements.

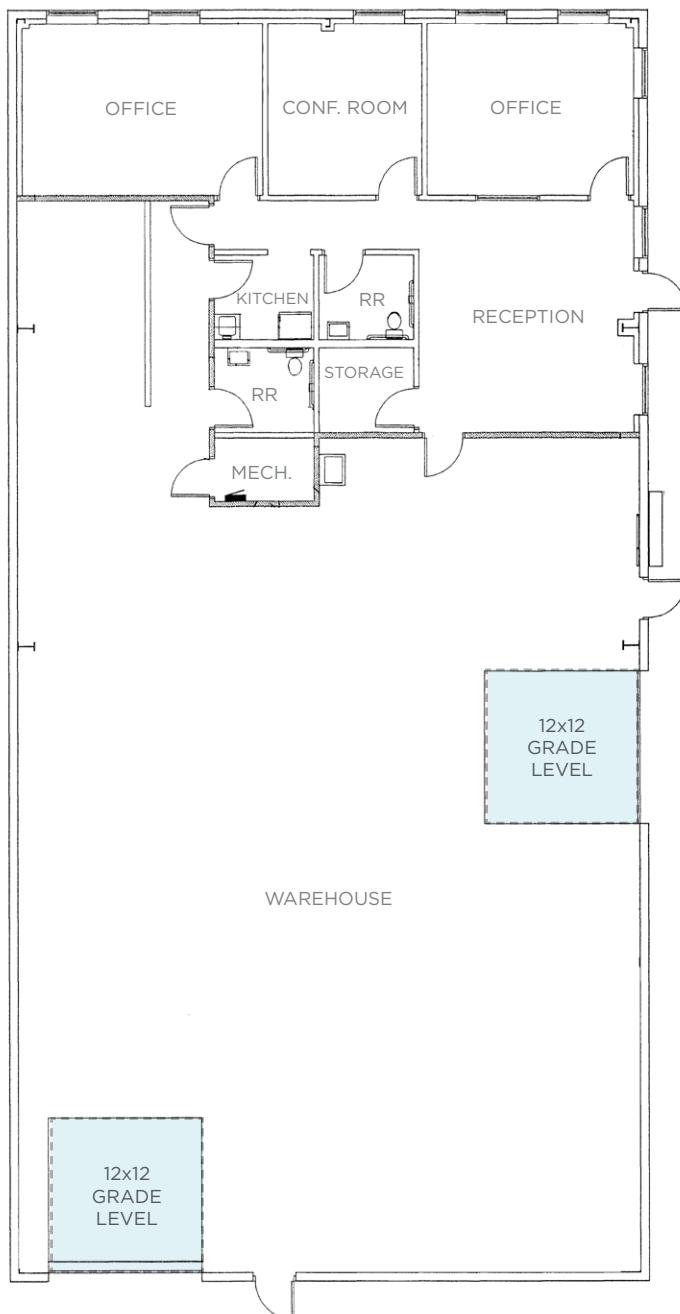
Strategically located on the Westside of Colorado Springs, the property benefits from proximity to major transportation corridors and a strong surrounding industrial and commercial user base. The location provides convenient access across the city while remaining positioned within a growing and increasingly desirable employment and industrial node.

The property is zoned LI (Light Industrial) under the City of Colorado Springs Unified Development Code, which allows for a wide range of light industrial, warehouse, fabrication, assembly, service, and commercial uses. This flexible zoning, combined with the functional site layout and building design, makes 2235-2255 Spectra Drive an ideal opportunity for an owner/user seeking long-term control of their real estate or an investor looking for a versatile and durable industrial asset.



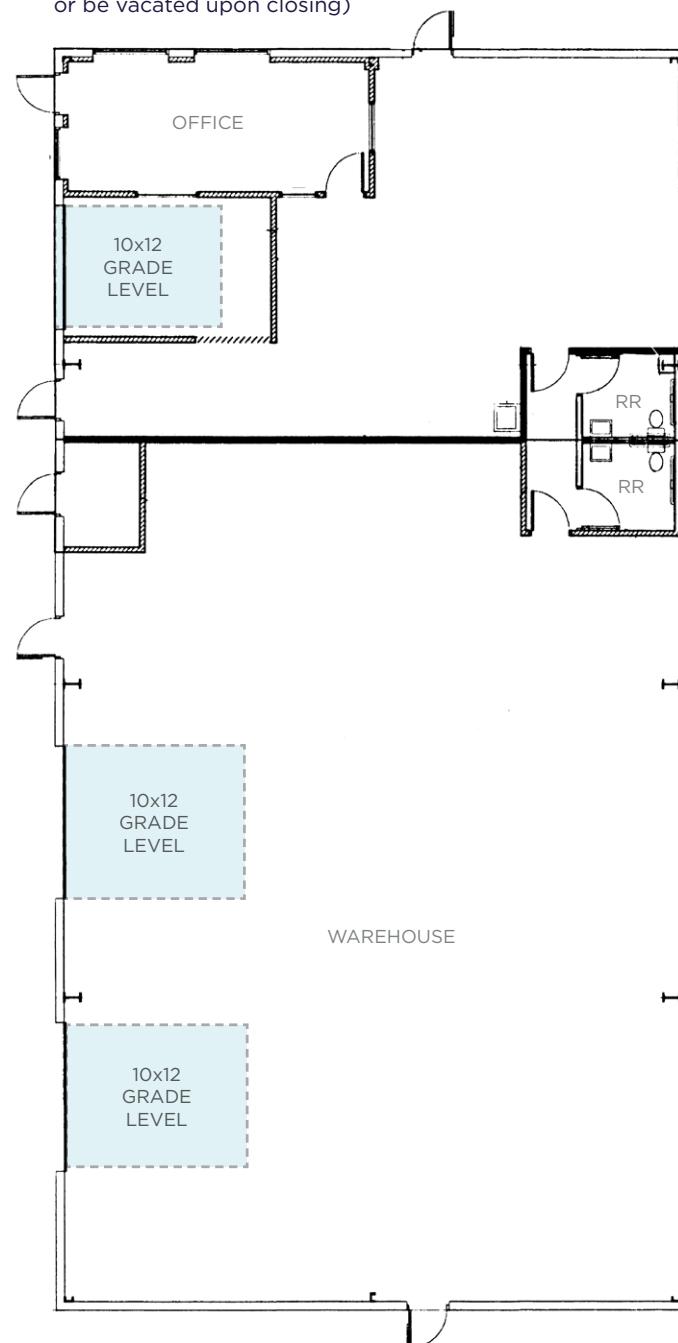
2255 SPECTRA DR | 5,000 SF

(Vacated before closing)

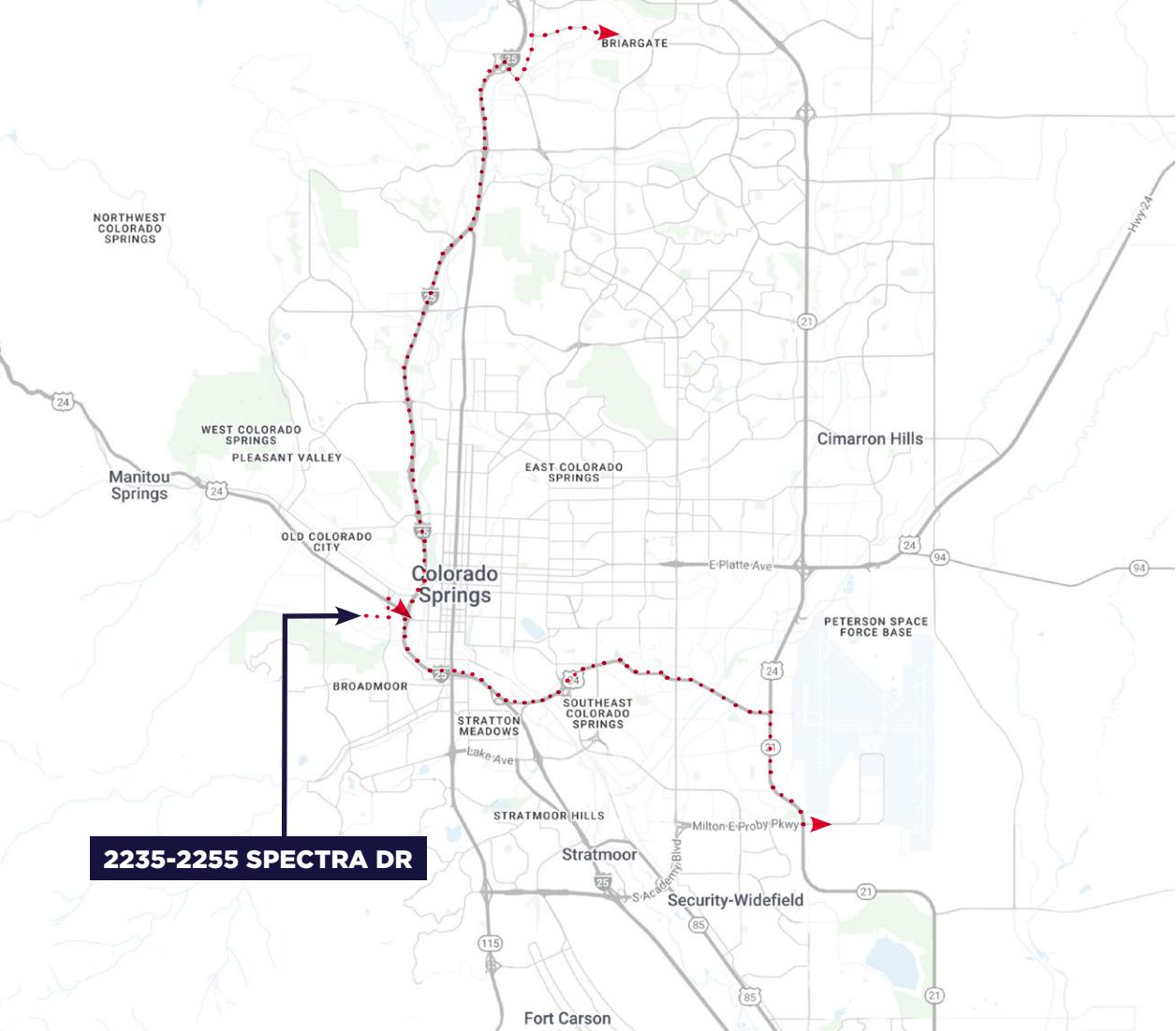


2235 SPECTRA DR | 5,000 SF

(Month-to-month tenant which could continue or be vacated upon closing)



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.



2235-2255 SPECTRA DR

DRIVE TIMES



6 Min. | I-25



12 Min. | Downtown COS



25 Min. | COS Airport



25 Min. | Briargate

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 CUSHMAN &
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**Colorado Springs
Commercial**