

2450 CANADA DR

COLORADO SPRINGS, CO 80915

BUILT FOR SCALE: CLEAR-SPAN INDUSTRIAL WITH OVERSIZED DOORS ON 2.12 AC



FOR SALE | 25,575 RSF OFFICE/WAREHOUSE
2 Oversized 34' x 24' Roll-Up Doors & 24'-36' Clear

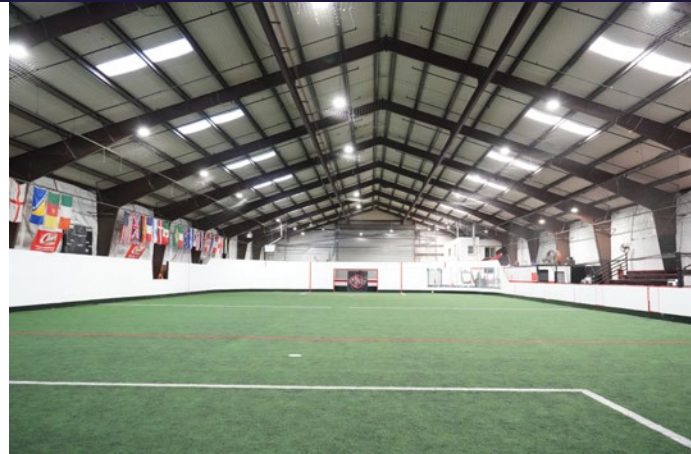


**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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2450 Canada Drive delivers a high-function industrial opportunity in Colorado Springs' East submarket, purpose-built for users that need space, access, and flexibility. The property sits on a **2.12-acre site** and features a **clear-span building**, allowing for efficient layouts, uninterrupted operations, and maximum usability.

The building is exceptionally well-equipped with **two oversized 26' x 26' grade-level roll-up doors**, plus three (3) additional grade level overhead doors, providing unmatched access for large vehicles, equipment, and specialty uses. This door configuration supports a wide range of industrial applications—from logistics and warehousing to fabrication, service, and contractor operations.

The fully fenced site offers **potential for secured outdoor storage**, or equipment lay-down, adding another layer of operational versatility. Located within an established industrial corridor with strong connectivity to major arterials and regional employment centers, 2450 Canada Drive presents a rare opportunity.



25,230 SF
BUILDING SIZE



2.12 AC
LOT SIZE



54 SPACES
PARKING



YES
FIRE SPRINKLERS



1983
YEAR BUILT



\$4,750,000
SALE PRICE



CC CAD-O
ZONING



\$188.26/SF
PRICE PER SF

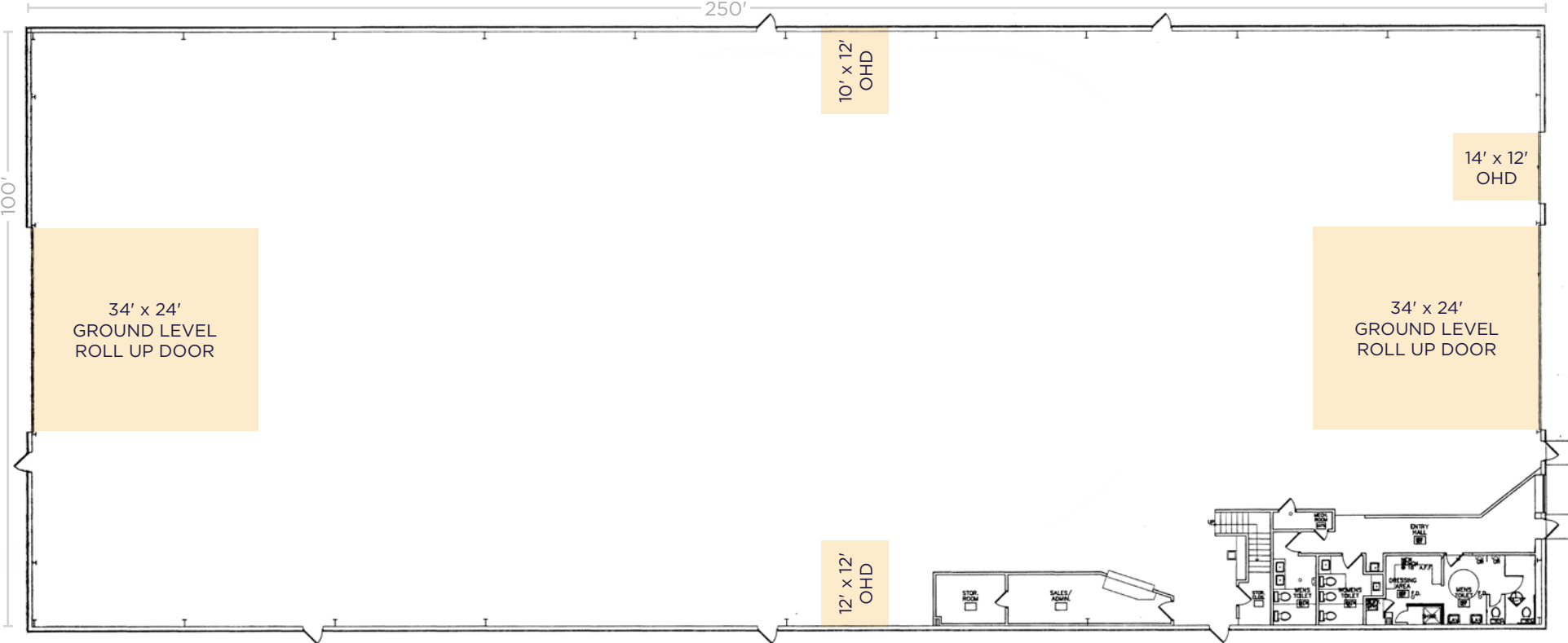


24'-36'
CLEAR HEIGHT

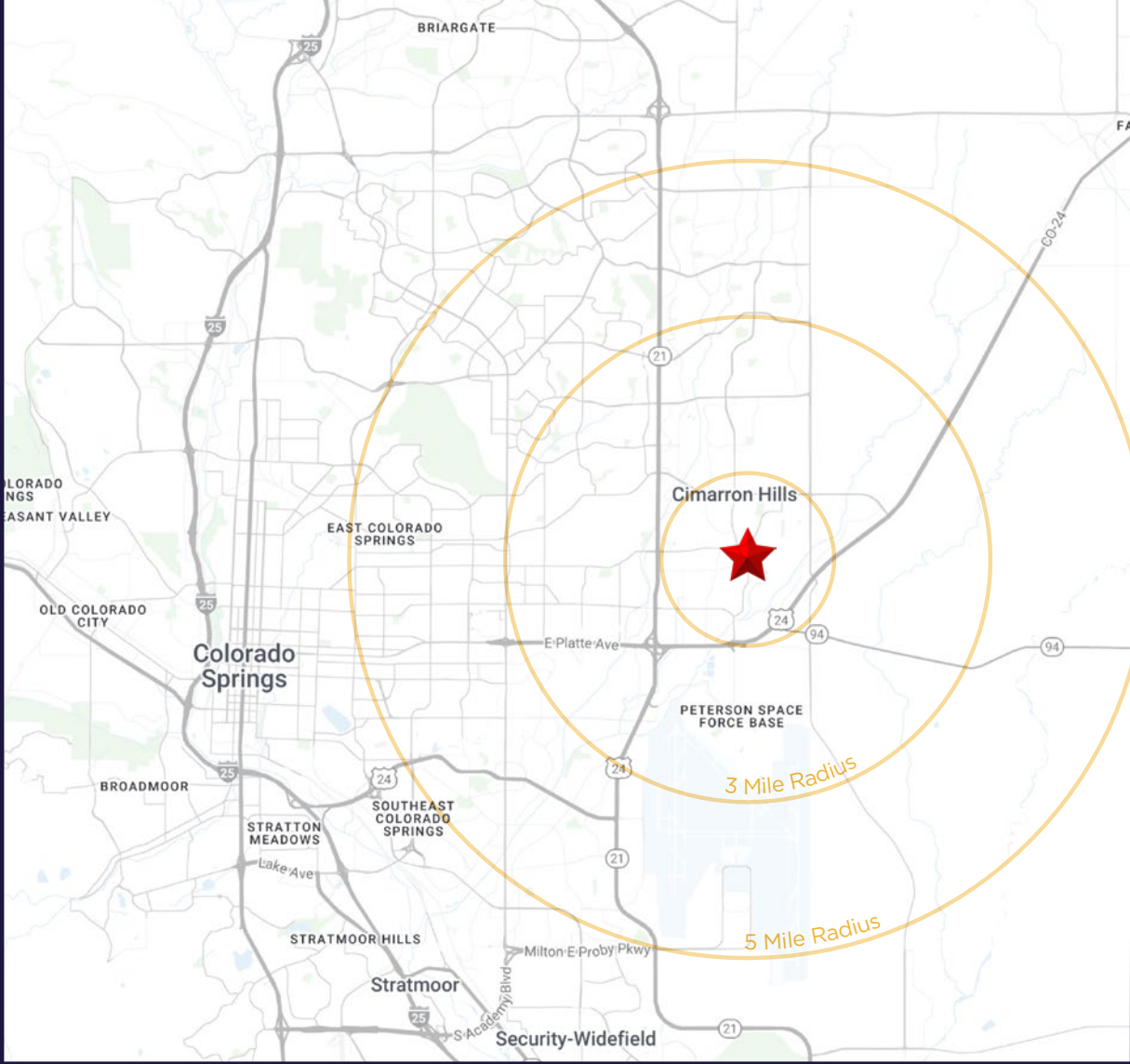
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FLOOR PLAN



SITE PLAN



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