



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



COMING
SOON!

3370 DRENNAN INDUSTRIAL LOOP

COLORADO SPRINGS, CO 80910

25,085 SF OFFICE/WAREHOUSE ON 6.39 AC | FOR LEASE



SCAN QR OR
CLICK HERE TO
**VIEW PROPERTY
INTRO VIDEO**



3370 DRENNAN INDUSTRIAL LOOP | FOR LEASE



BUILDING SIZE

25,085 SF



SITE AREA

6.39 AC



YEAR BUILT

2017



CLEAR HEIGHT

22'



PARKING

40 SPACES



LOADING

(2) 8' X 13'
DOCK-HIGH
(1) 22' X 16'
GRADE LEVEL



ZONING

GI
COLORADO
ENTERPRISE
ZONE



POWER

3 PHASE
208V/400A



SIGNAGE

POLE &
ON-BUILDING
SIGNAGE
AVAILABLE



LEASE RATE

\$55,000/Mo/NNN

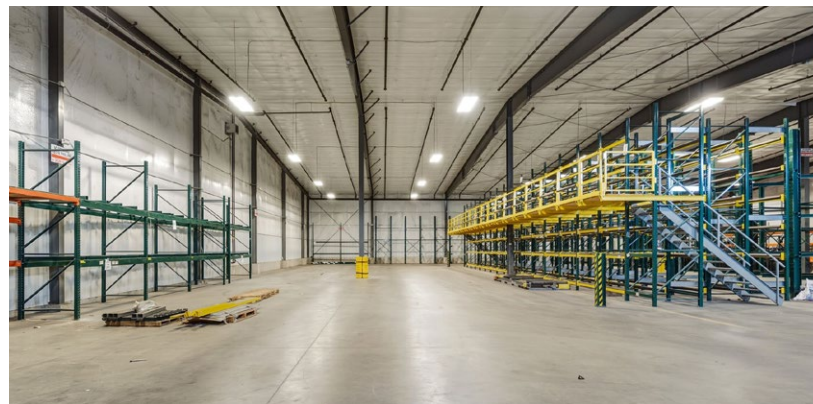
AMENITIES

- FENCED YARD WITH AUTOMATED GATES
- RAIL ACCESS POSSIBLE
- 4.68 AC OF INDUSTRIAL OUTDOOR STORAGE (IOS) *(DEMISEABLE)*
- 6,000 SF OUTDOOR STORAGE BUILDING *(NOT INCLUDED IN BUILDING SF)*

MODERN INDUSTRIAL FACILITY WITH EXPANSIVE SECURED YARD

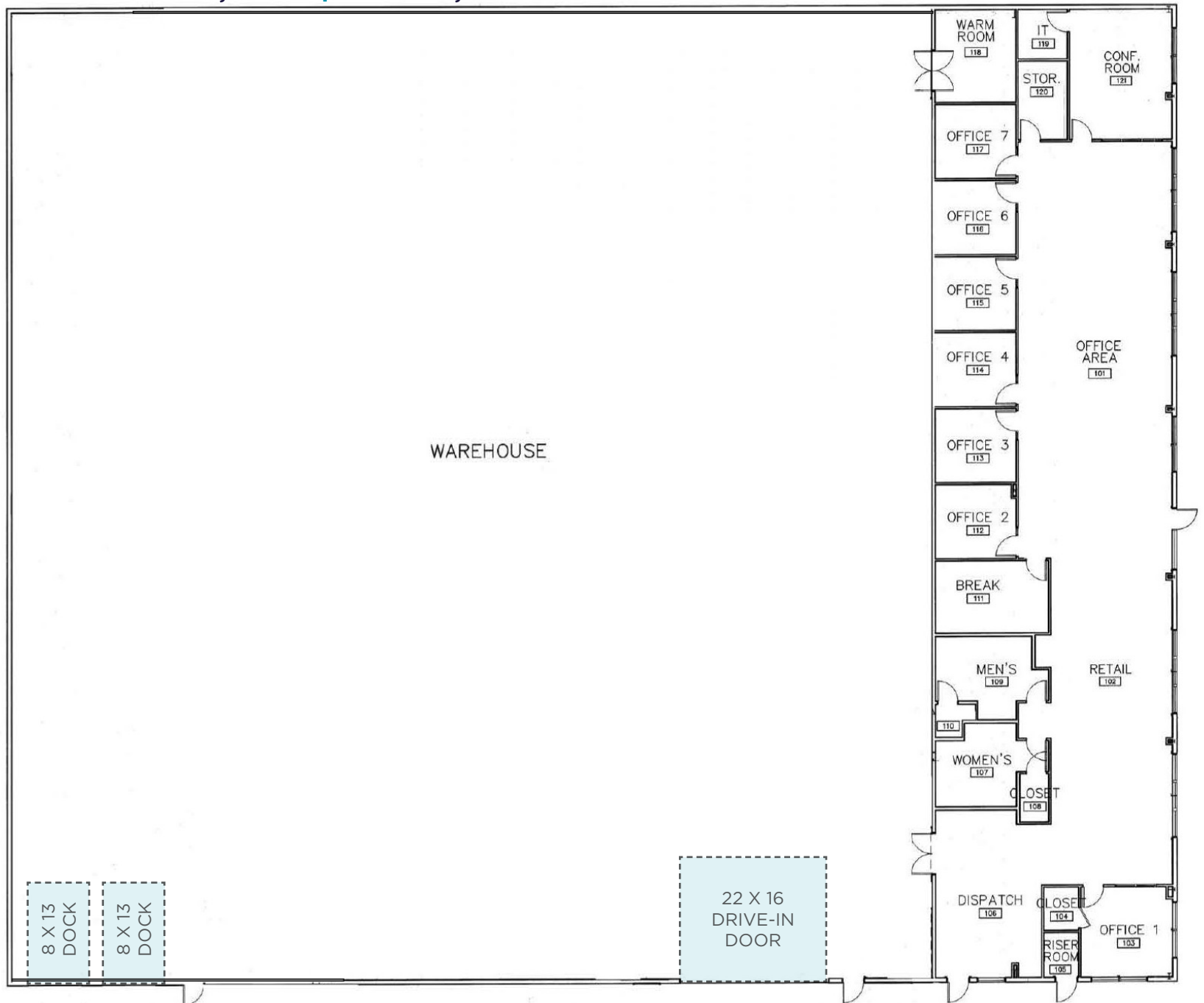
Located within Colorado Springs' established southeast industrial corridor, 3370 Drennan Industrial Loop presents a well-maintained, modern industrial facility offering a rare combination of functional building space and expansive yard capacity. The property features a versatile layout with a mix of warehouse and office areas designed to support a variety of operational users, including distribution, contractor services, manufacturing, and fleet-based businesses.

A fully paved, fenced, and gated site provides secure outdoor storage and operational flexibility—an increasingly scarce feature within the Colorado Springs industrial market. The property also benefits from convenient access to Interstate 25 and major transportation corridors, allowing efficient connectivity throughout the Front Range while maintaining a strategic location within one of the city's most active industrial submarkets.



FLOORPLAN

WAREHOUSE: 20,000 SF | OFFICE: 5,085 SF



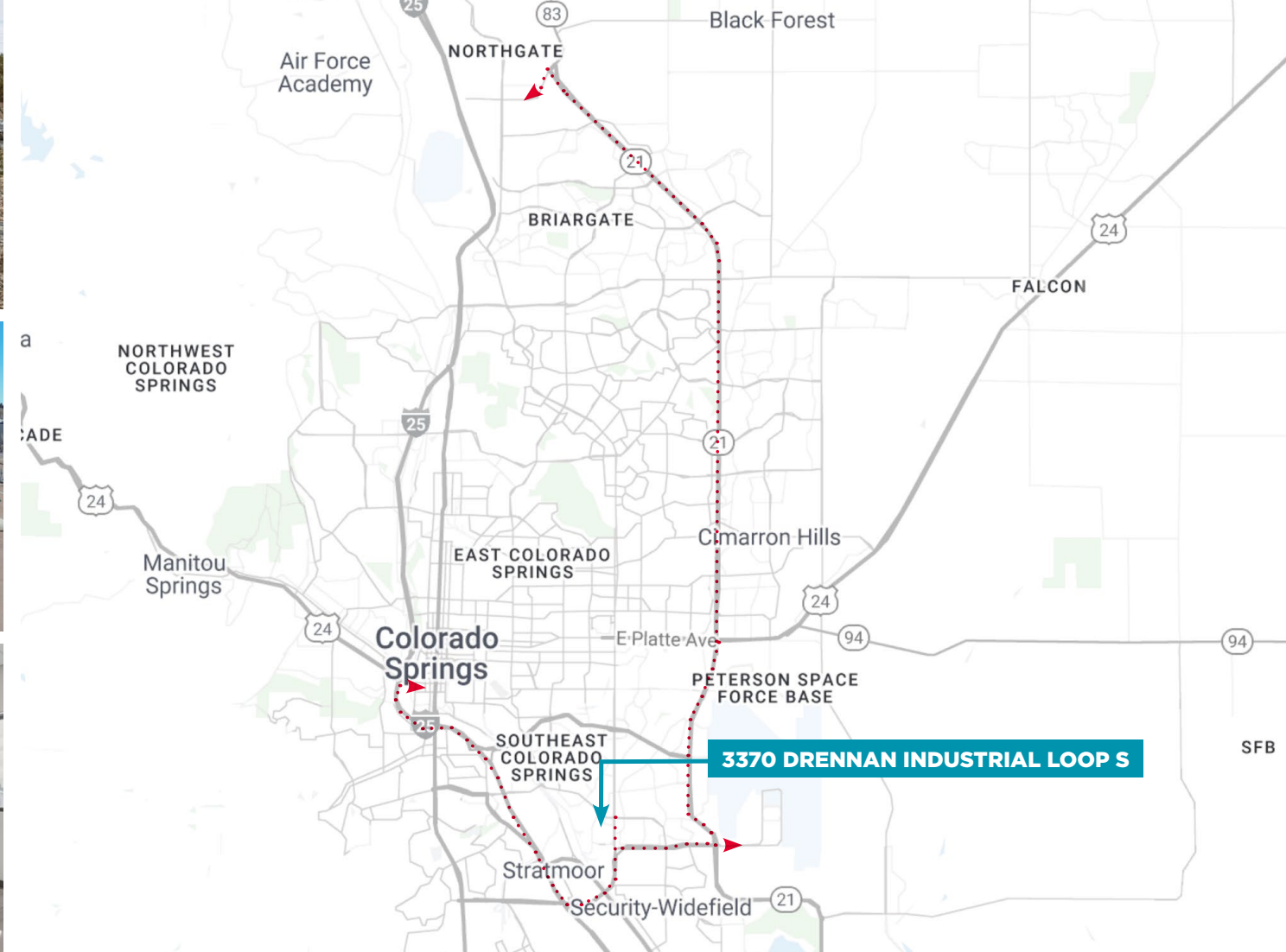
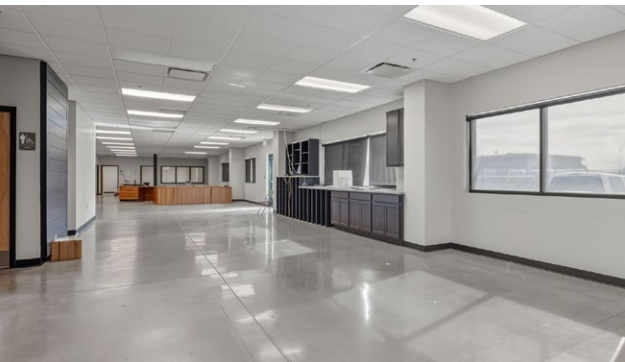
Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



GATED ACCESS



MULTIPLE LOADING



DRIVE TIMES



5 Min. | I-25



9 Min. | COS Airport



13 Min. | Downtown COS



29 Min. | Northgate



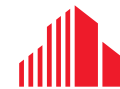
60 Min. | Denver

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THE PROPERTY IS CURRENTLY UNDER CONTRACT TO BE ACQUIRED. THE PURCHASER DOES NOT HOLD FEE SIMPLE TITLE TO THE PROPERTY.

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