



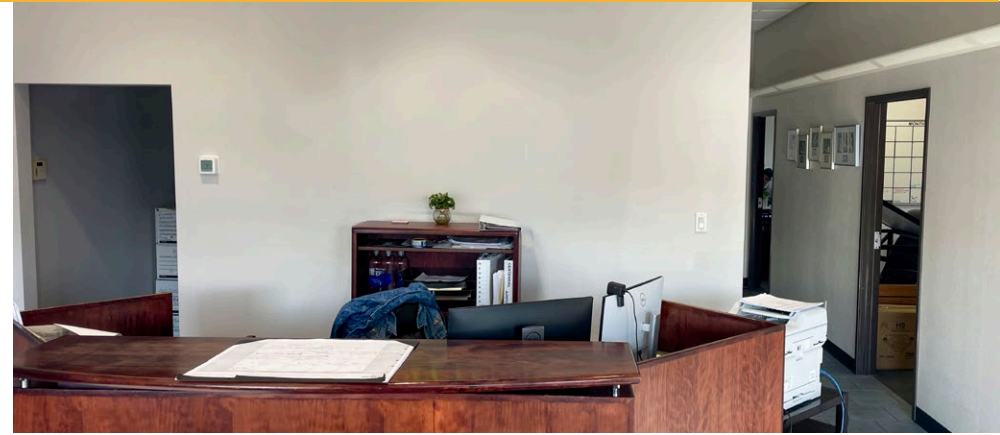
CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

2235-2255 SPECTRA DR

COLORADO SPRINGS, CO 80904

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



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



POWER

200A/120-208V
3PHASE 4W



LEASE RATE

\$15.00 per RSF
Modified Gross



TOTAL LOADING

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



ZONING

LI



CLEAR HEIGHT

14'

FOR LEASE OR FOR SALE

OWNER/USER OR INVESTMENT

FUNCTIONAL WESTSIDE INDUSTRIAL OPPORTUNITY

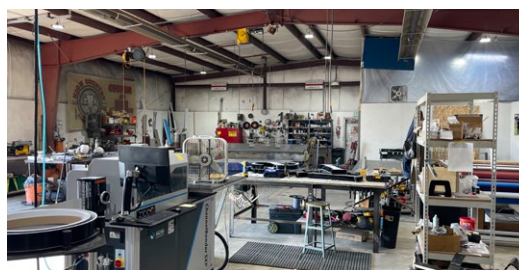
2235-2255 Spectra Drive presents a highly functional, modern industrial opportunity in Colorado Springs' desirable Westside submarket, available for both sale or lease. The property consists of two well-maintained industrial buildings totaling approximately 10,000 square feet, with each building containing 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 owner/users, tenants, or investors.

Both buildings are currently occupied on month-to-month leases, providing immediate flexibility for an owner/user to occupy one or both buildings, or for tenants seeking quality small-bay space in a supply-constrained market. 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.

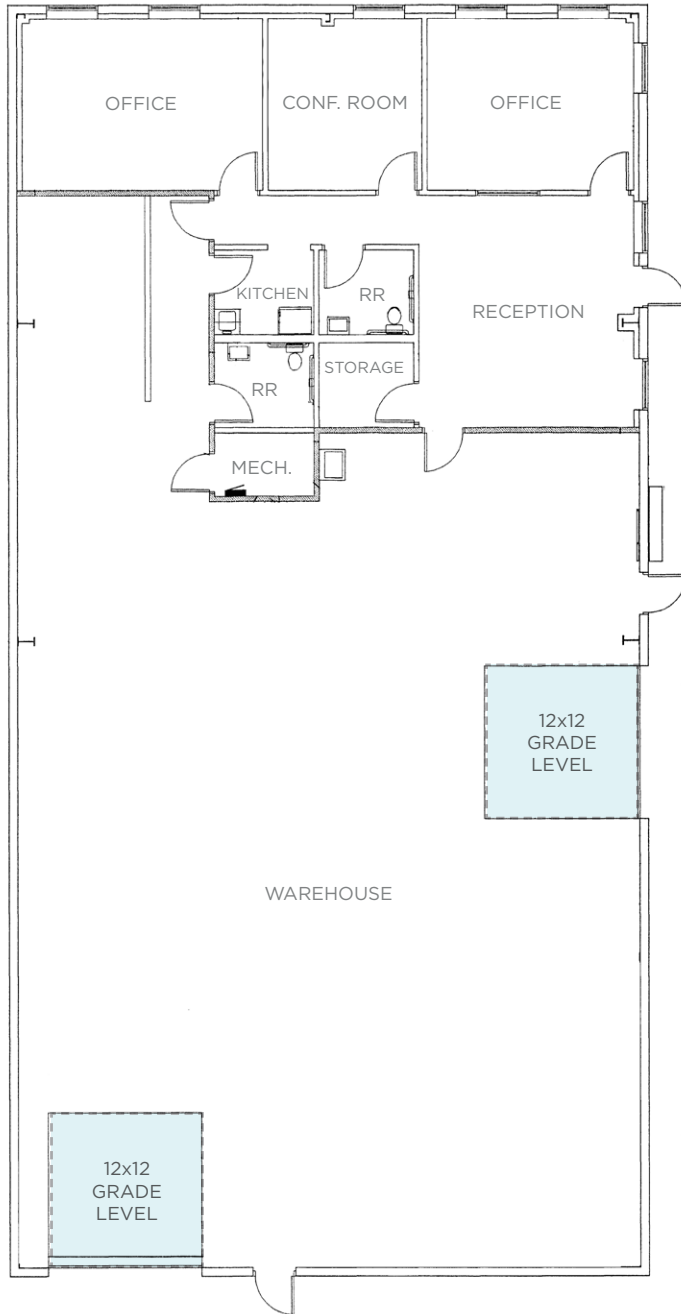
Strategically located on the Westside of Colorado Springs, the property benefits from proximity to major transportation corridors and a strong surrounding industrial and commercial user base. The location provides convenient access across the city while remaining positioned within a growing and increasingly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

The property is zoned LI (Light Industrial) under the City of Colorado Springs Unified Development Code, allowing for a wide range of light industrial, warehouse, fabrication, assembly, service, and commercial uses. This flexibility, combined with the functional site layout and building design, positions 2235-2255 Spectra Drive as a compelling opportunity for users, tenants, or investors alike.



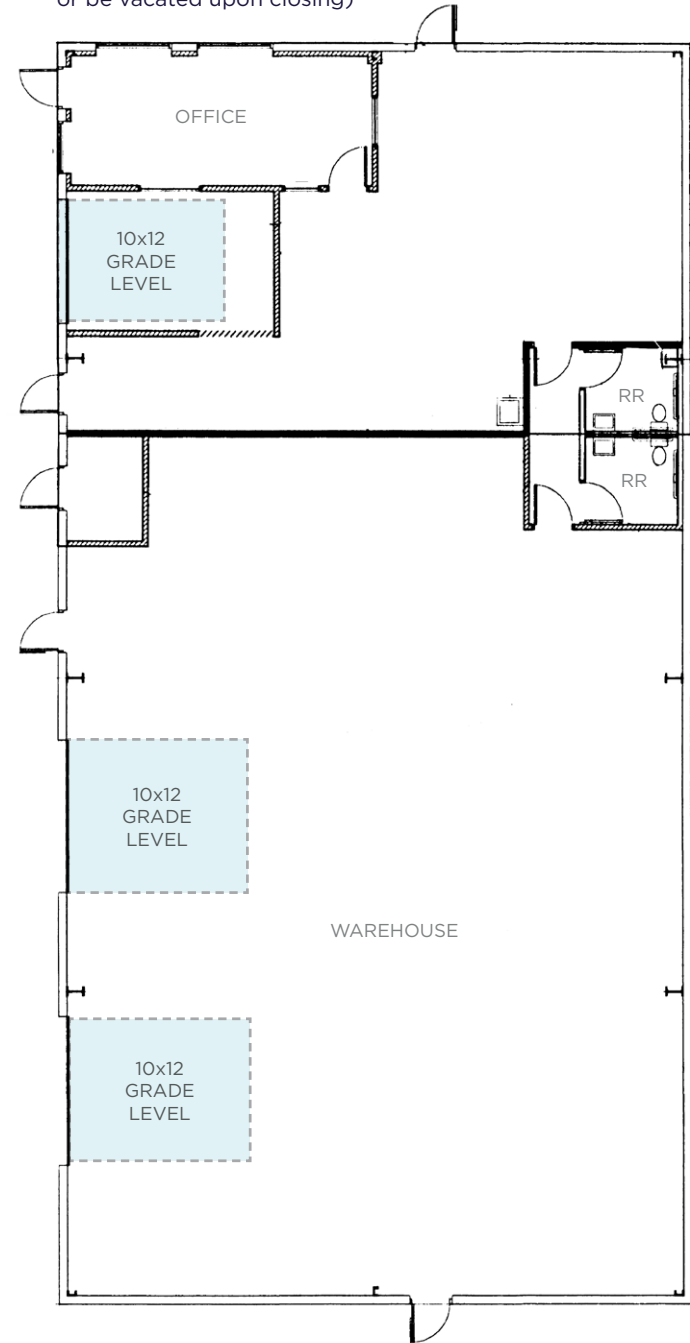
2255 SPECTRA DR | 5,000 SF

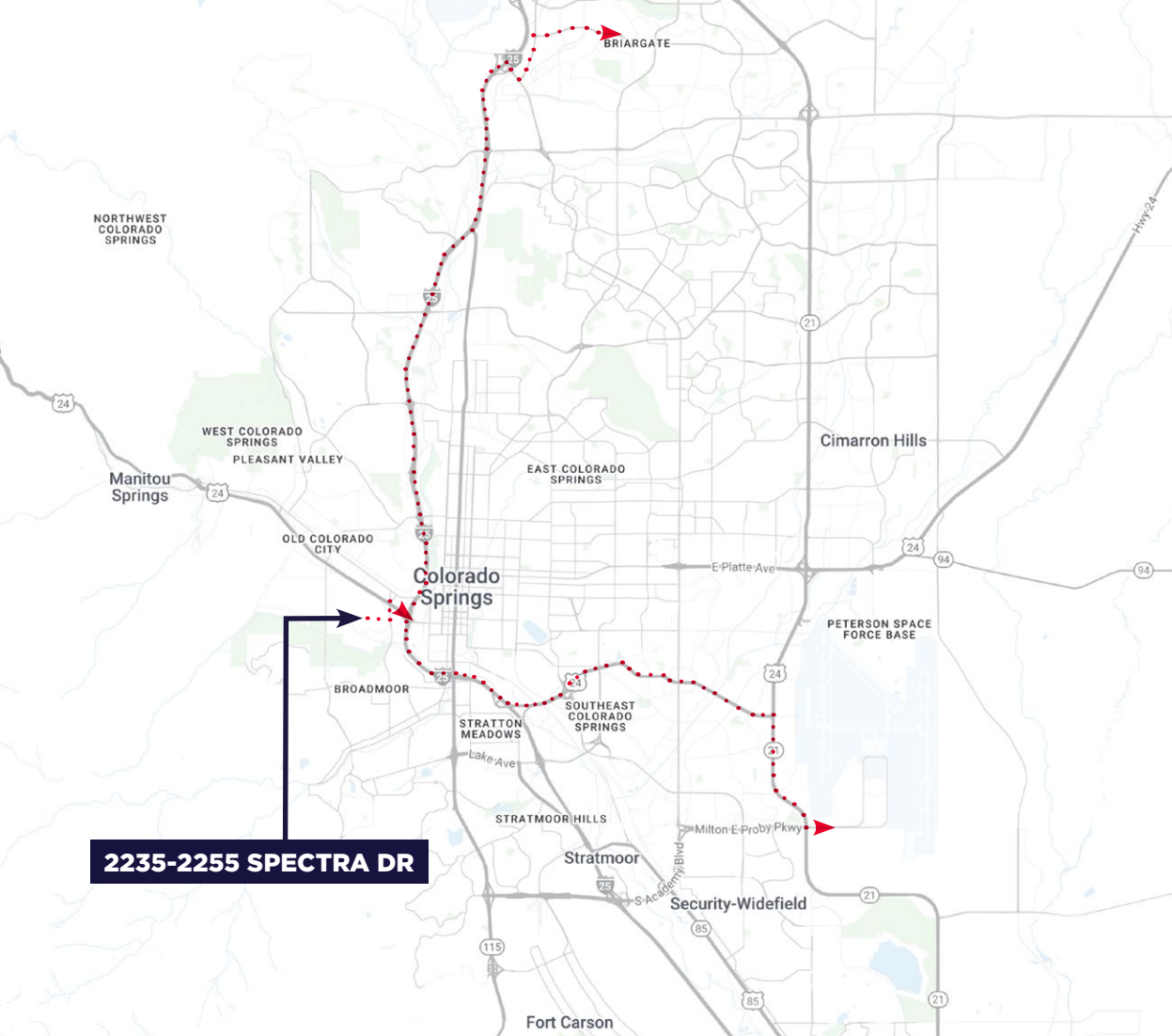
(Vacated before closing)



2235 SPECTRA DR | 5,000 SF

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





**DRIVE
TIMES**



6 Min. | I-25



12 Min. | Downtown COS



25 Min. | COS Airport



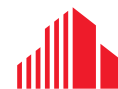
25 Min. | Briargate

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**Colorado Springs
Commercial**

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