



**CUSHMAN &
WAKEFIELD**

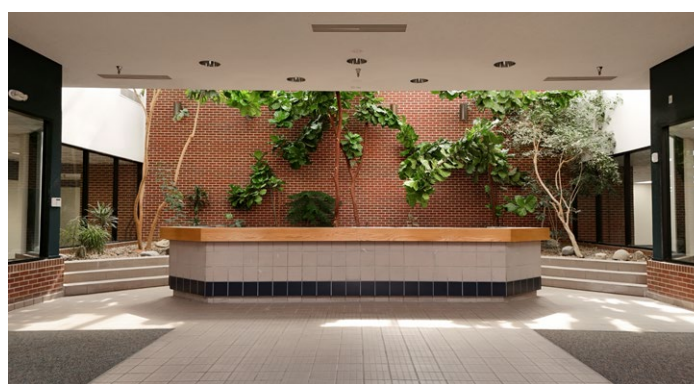
**Colorado Springs
Commercial**

DRENNAN R&D

8955 DRENNAN RD

COLORADO SPRINGS, CO 80925

FOR SALE OR LEASE | 45,251 SF OFFICE/WAREHOUSE



SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO



DRENNAN R&D

8955 DRENNAN RD

COLORADO SPRINGS, CO 80925



**BUILDING
SIZE**
45,251 SF



**SITE
AREA**
10 AC



**PURCHASE
PRICE**
\$5,900,000
(\$130.38/SF)



LEASE RATE
\$18.00
per RSF NNN



**YEAR
BUILT**
1984



**CLEAR
HEIGHT**
14'



ZONING
I-2 CAD-O



EXPENSES
\$8.48 per RSF
(2026 Est.)



PARKING
3.95:1,000 RSF
178 SPACES



LOADING
(1) 10'X10'
GRADE LEVEL
(2) 8'X8'
DOCK-HIGH



POWER
3600A/480V
3PHASE



**FIRE
SUPPRESSION**
WET



**SATELLITE
PAD**
2



**MONUMENT
SIGNAGE**



**HARDWALL
OFFICES**
54



**CLIMATE
CONTROLLED**
HVAC & (4)
FORCED GAS

FOR SALE OR LEASE | 45,251 SF OFFICE/WAREHOUSE

Positioned on a full 10-acre site in the heart of Colorado Springs' established industrial corridor, 8955 Drennan Road offers a rare opportunity for both sale or lease, delivering a highly functional, stand-alone facility with scale, flexibility, and strong regional connectivity. The ±45,251 SF building supports a wide range of users, featuring a balanced mix of dock-high and grade-level loading, 3-phase power, and climate-controlled space throughout—well-suited for office, R&D, light industrial, or specialized government-oriented operations.

Formerly the L3Harris campus—a Department of Defense contractor—the property was purpose-built with security and performance in mind. Concrete wall construction and secured access points lend themselves to potential SCIF applications or other high-security uses. The interior buildout is equally robust, offering 54 hardwall offices, a large open office area designed for collaborative workflows, and an oversized breakroom capable of supporting a sizable workforce. This existing infrastructure allows for immediate occupancy while still providing flexibility for future reconfiguration.

The expansive 10-acre site includes excess land, creating a unique opportunity for outdoor storage, fleet parking, equipment staging, or future expansion. The site layout supports efficient circulation and functionality, making it ideal for users requiring both building and yard capabilities in one location. Positioned at a lighted intersection, the property benefits from excellent access and visibility, with convenient connectivity to major arterial routes including Powers Boulevard.

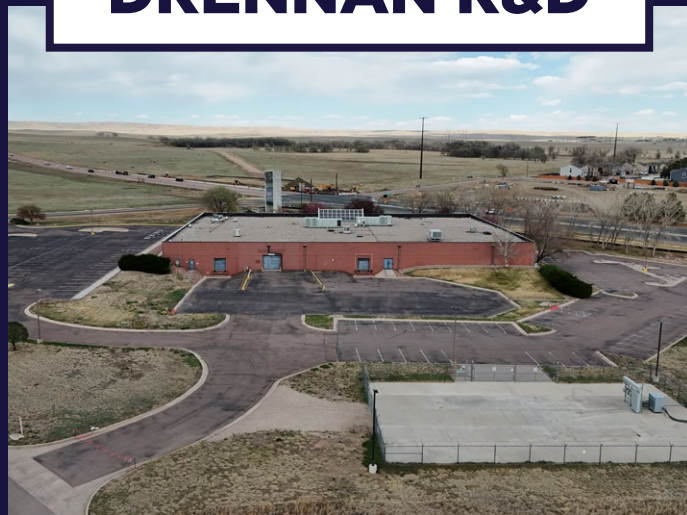
Strategically located near Peterson Space Force Base, Colorado Springs Airport, and a strong cluster of aerospace and defense users, the property is well positioned for companies seeking proximity to key regional demand drivers.

8955 Drennan Road presents a compelling opportunity for an owner-user or tenant seeking control, security, and scalability in one of Colorado Springs' most active and infrastructure-rich industrial submarkets.



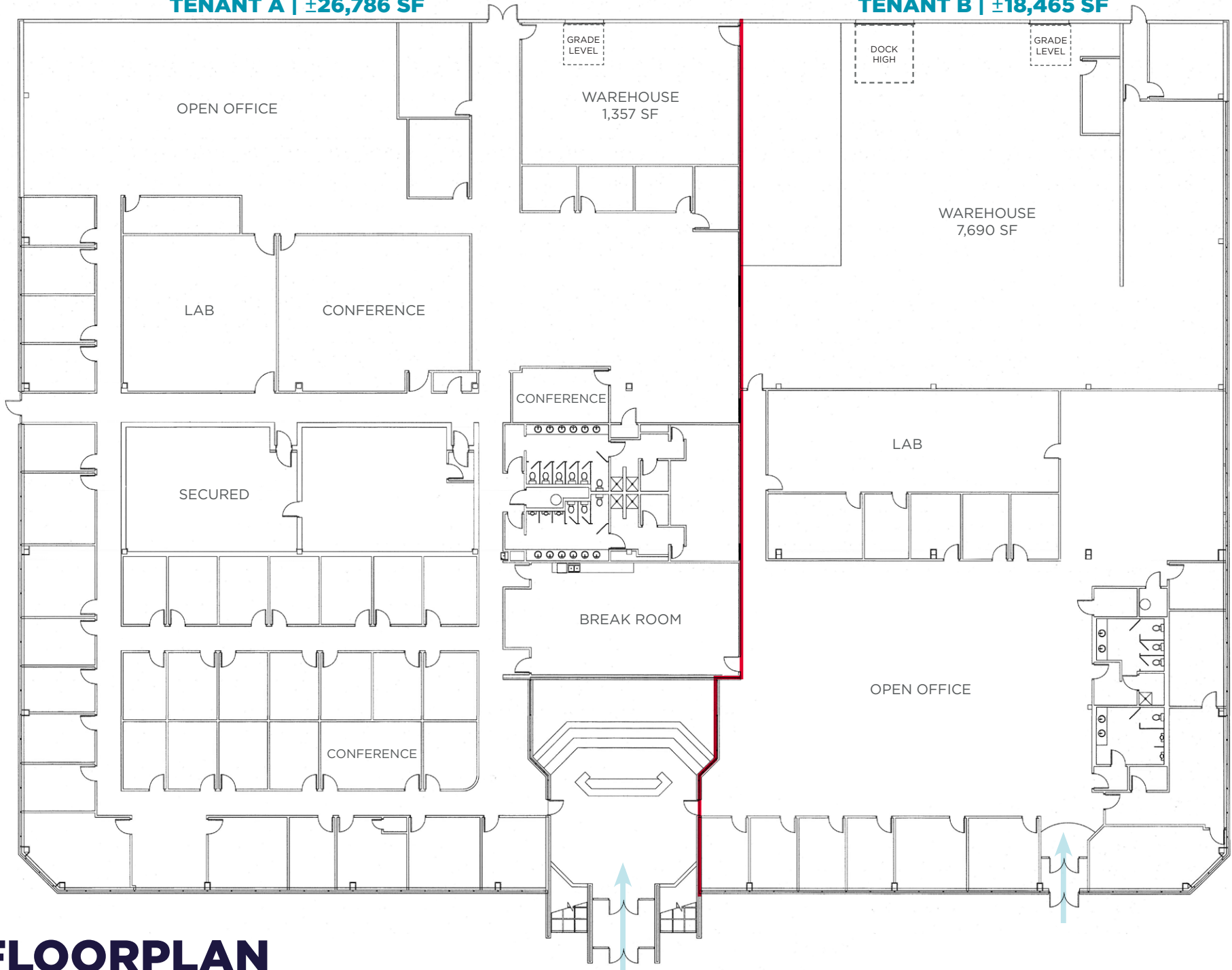


DRENNAN R&D



TENANT A | ±26,786 SF

TENANT B | ±18,465 SF



FLOORPLAN

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.

What's happening in the High Growth Airport Trade Area?

"Peak Innovation Park in Colorado Springs on track to become one of the city's largest employment centers"



"As Military Spending Soars, Demand for Spy-Proof Real Estate Booms"



"Colorado Springs builds to attract defense, aerospace leaders"



"Swire Coca-Cola, USA announces \$475M investment in Colorado Springs"



"Colorado Springs Airport saw notable economic growth between 2018-2023, state study shows"





**PRO-BUSINESS AND PROGRESSIVE,
COLORADO SPRINGS TOPS BEST OF LISTS
BY U.S. NEWS & WORLD REPORT AND THE
SITE SELECTORS GUILD.**

Colorado Springs is home to the largest growing workforce in the United States. Growing companies and talented professionals opt for opportunity in the city known for affordability, industry ingenuity, and world-class workforce.

Consecutively ranked as one of the best places to live in the United States, Colorado Springs population growth outpaces the national average by nearly double with more than 300,000+ new residents anticipated by 2030.

With thousands of miles of trails and some of the nation's most breathtaking views and activities, Colorado Springs attracts over 21 Million visitors annually!

**COLORADO SPRINGS IS A PLACE TO
PIONEER PROSPERITY.**

4.4%

CORPORATE
TAX RATE

#3

BEST PLACE TO
LIVE IN THE U.S.
US NEWS 2025

32%

EL PASO COUNTY'S
POPULATION WILL GROW
BY 32% IN 20 YEARS
COLORADO STATE DEMOGRAPHY OFFICE

#1

STATE FOR
WORKFORCE
AMERICAS TOP STATES
FOR BUSINESS 2022

\$27B

ANNUAL REGIONAL
ECONOMY

769,947

COUNTY POPULATION

#5

BEST PERFORMING
CITY IN THE U.S.
MILKEN INSTITUTE 2025

#6

BEST STATE
ECONOMY IN U.S.
WALLETHUB STATE ECONOMICS 2025

\$3.3B

AEROSPACE AND
DEFENSE SECTOR
CONTRIBUTION TO
THE LOCAL ECONOMY

38.4%

RESIDENTS HOLDING
A BACHELOR'S
DEGREE OR HIGHER

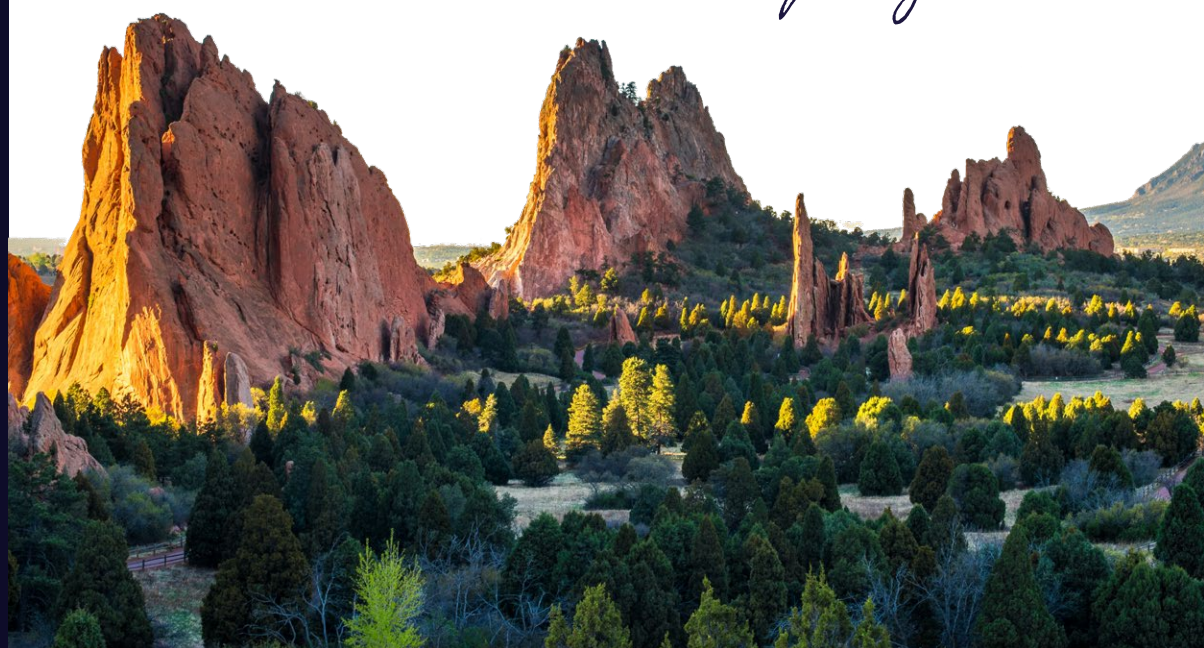
450+

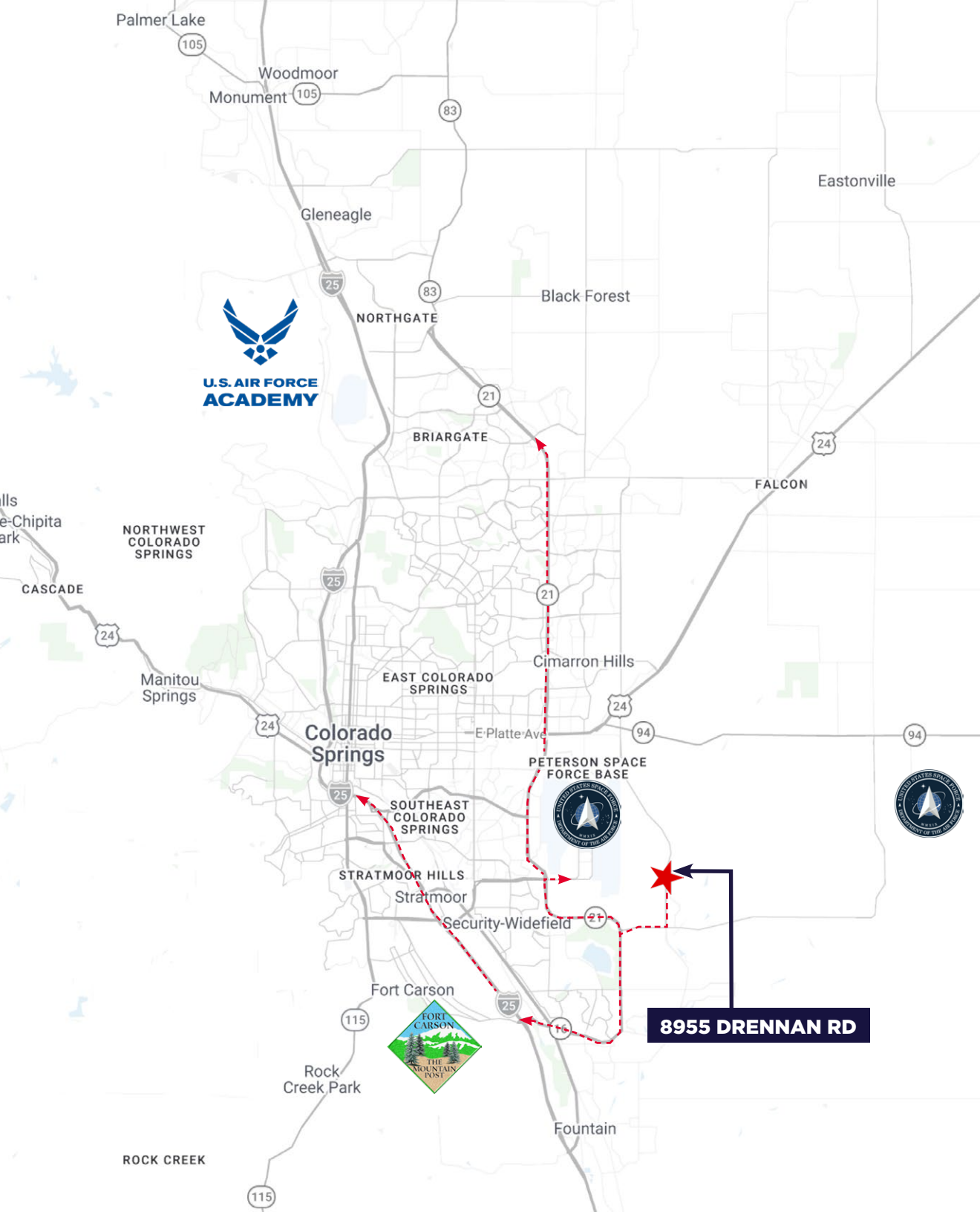
MANUFACTURING
COMPANIES IN
COLORADO SPRINGS
THE COLORADO SPRINGS BUSINESS
JOURNAL

11,600+

MANUFACTURING
WORKFORCE
KEY INDUSTRIES


Colorado Springs, CO





DRIVE TIMES

9 Min. | COS Airport 

13 Min. | I-25 

21 Min. | Downtown COS 

29 Min. | Briargate 



CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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8955 DRENNAN RD

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