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**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

**16,000 SF FOR LEASE | OFFICE/WAREHOUSE**

*SECURED OUTDOOR STORAGE · 18' CLEAR · VISIBILITY FROM I-25*

**14**  
**S SPRUCE ST**  
COLORADO SPRINGS, CO 80905

# 14 S SPRUCE ST

COLORADO SPRINGS, CO 80905

16,000 SF FOR LEASE | OFFICE/WAREHOUSE



## AVAILABLE SPACE

16,000 SF



## LEASE RATE

\$11.50 per SF NNN  
(4% ANNUAL INCREASES)



## EXPENSES

\$3.35/SF  
+UTILITIES & TRASH  
(2026 EST.)



## BUILDING SIZE

44,699 SF



## CEILING/CLEAR HEIGHT

18' / 16' 7"



## LOADING

(2) 10'X14' DRIVE-THRU  
(3) 8'X10' DOCK-HIGH  
(COMMON USE)



## ZONING

MX-L



## SIGNAGE

ON-BUILDING  
AVAILABLE



## SPRINKLERS

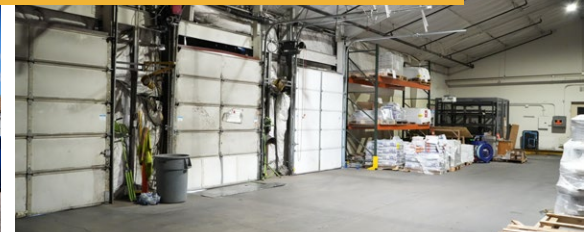
HIGH PILE

14 S Spruce Street brings together the pieces that are increasingly hard to find in central Colorado Springs: usable warehouse space, outdoor storage, drive-through loading, and interstate visibility. Located just off I-25 in Downtown Colorado Springs, the property offers 16,000 SF of warehouse space with a practical layout for users who need more than just four walls.

The space is equipped with 16'7" ceiling heights, two overhead doors allowing drive-through functionality, warehouse heaters, and access to a common dock with levelers shared with the adjacent tenant. A dedicated yard/outside storage area on the west side of the building, accessed from Walnut Street, adds valuable flexibility for equipment, vehicles, materials, or operational overflow.

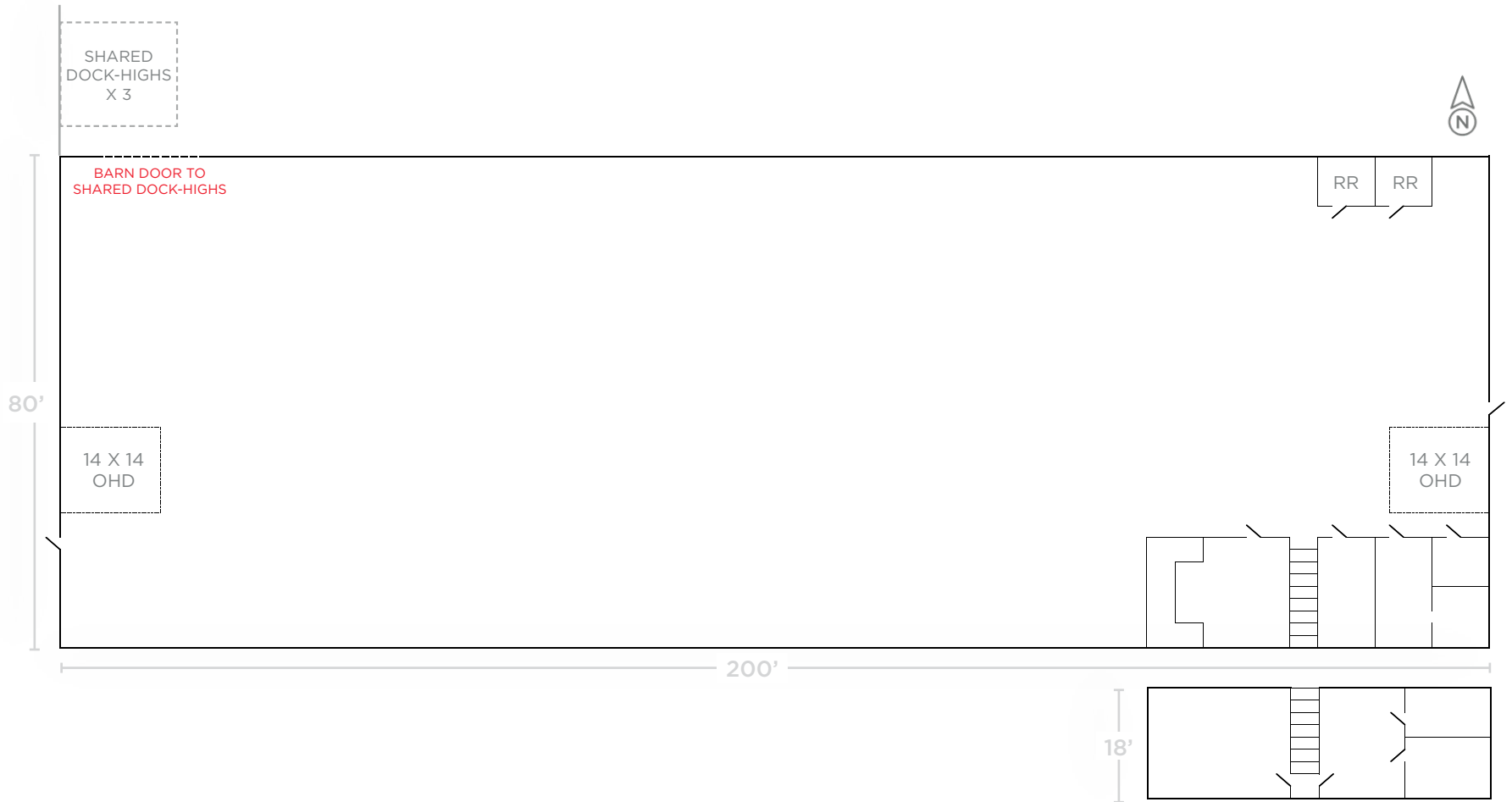
What sets this opportunity apart is its combination of downtown access and true industrial functionality. Users benefit from quick connectivity to I-25, proximity to the Colorado Springs CBD, on-site parking, men's and women's restrooms, and exterior building signage visible from both northbound and southbound I-25. 14 S Spruce Street is a strong option for warehouse, distribution, contractor, service, or light industrial users looking for a central base with visibility, access, and room to operate.

## I-25 VISIBLE WAREHOUSE WITH DOCK, DRIVE-IN & YARD



# 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.



**2ND FLOOR OFFICE**



