



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

1425 VALLEY ST

COLORADO SPRINGS, CO 80915

FOR LEASE | 1,600-3,200 SF OFFICE/WAREHOUSE



1425 VALLEY ST | FOR LEASE

RIGHT-SIZED INDUSTRIAL SPACE WITH REGIONAL CONNECTIVITY

1425 Valley Street offers a flexible small-bay industrial opportunity in a convenient Colorado Springs location with excellent access to Powers Boulevard and the surrounding east-side transportation network. Two $\pm 1,600$ SF suites are available and may be leased individually or combined to create a contiguous $\pm 3,200$ SF space, providing flexibility for a variety of users and operational needs.

Each suite offers a functional industrial layout with 14' clear height and 100A, 3-phase power, making the property well suited for light industrial, contractor, service, distribution, storage, and other commercial users seeking efficient, manageable space. The ability to combine both suites also creates an attractive option for businesses that need additional room to grow while maintaining a streamlined footprint.

Located just minutes from Powers Boulevard, the property provides convenient connectivity throughout Colorado Springs and easy access to major commercial, employment, and residential areas. The combination of flexible suite sizes, functional industrial features, and strong east-side access makes 1425 Valley Street a compelling lease opportunity for businesses seeking practical and well-positioned industrial space.



AVAILABLE SPACE

SUITE B: 1,600 SF
(+200SF LOAD BEARING MEZZANINE STORAGE)
SUITE C: 1,600 SF



BUILDING SIZE

13,000 SF



YEAR BUILT

2000



EXPENSES

\$3.50 per RSF
(2026 Est.)



LEASE RATE

\$13.00 per RSF
NNN



LOADING

(1) 12' X 12'
GRADE-LEVEL
OHD
(PER SUITE)



ZONING

I-2 CAD-O
COLORADO
ENTERPRISE
ZONE



POWER

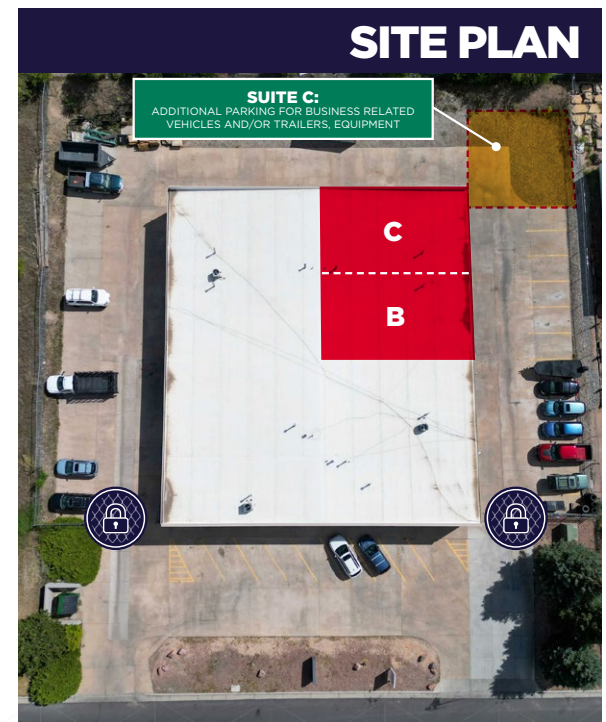
100AMP
3 PHASE



CLEAR HEIGHT

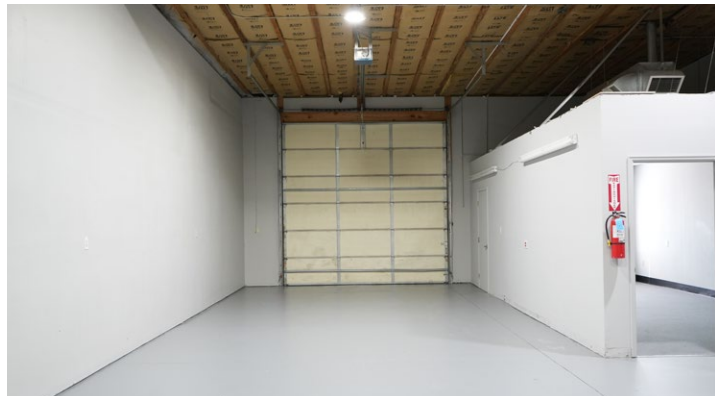
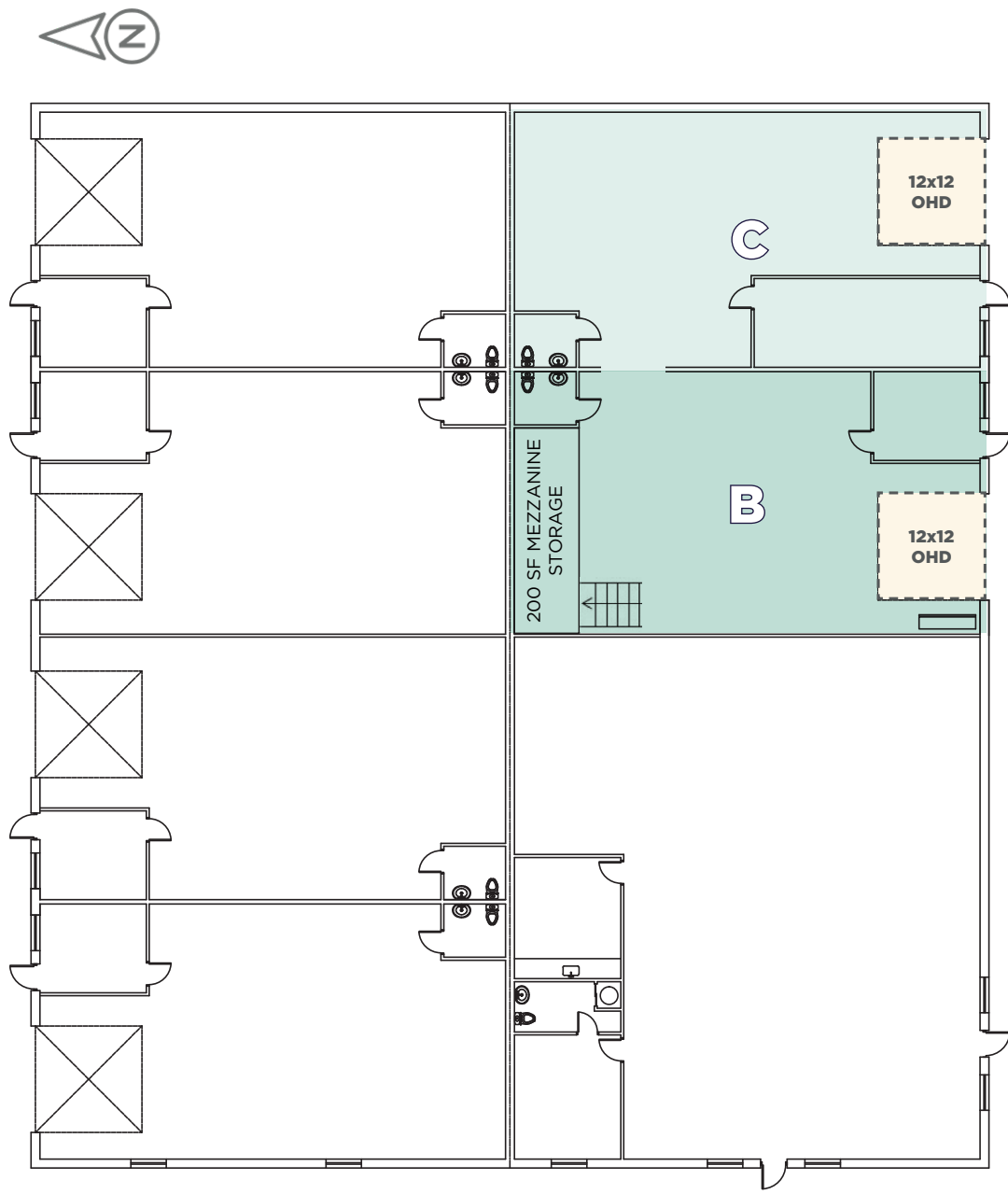
14'

SITE PLAN



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.



DRIVE TIMES



2 Min. | Powers Blvd



15 Min. | COS Airport



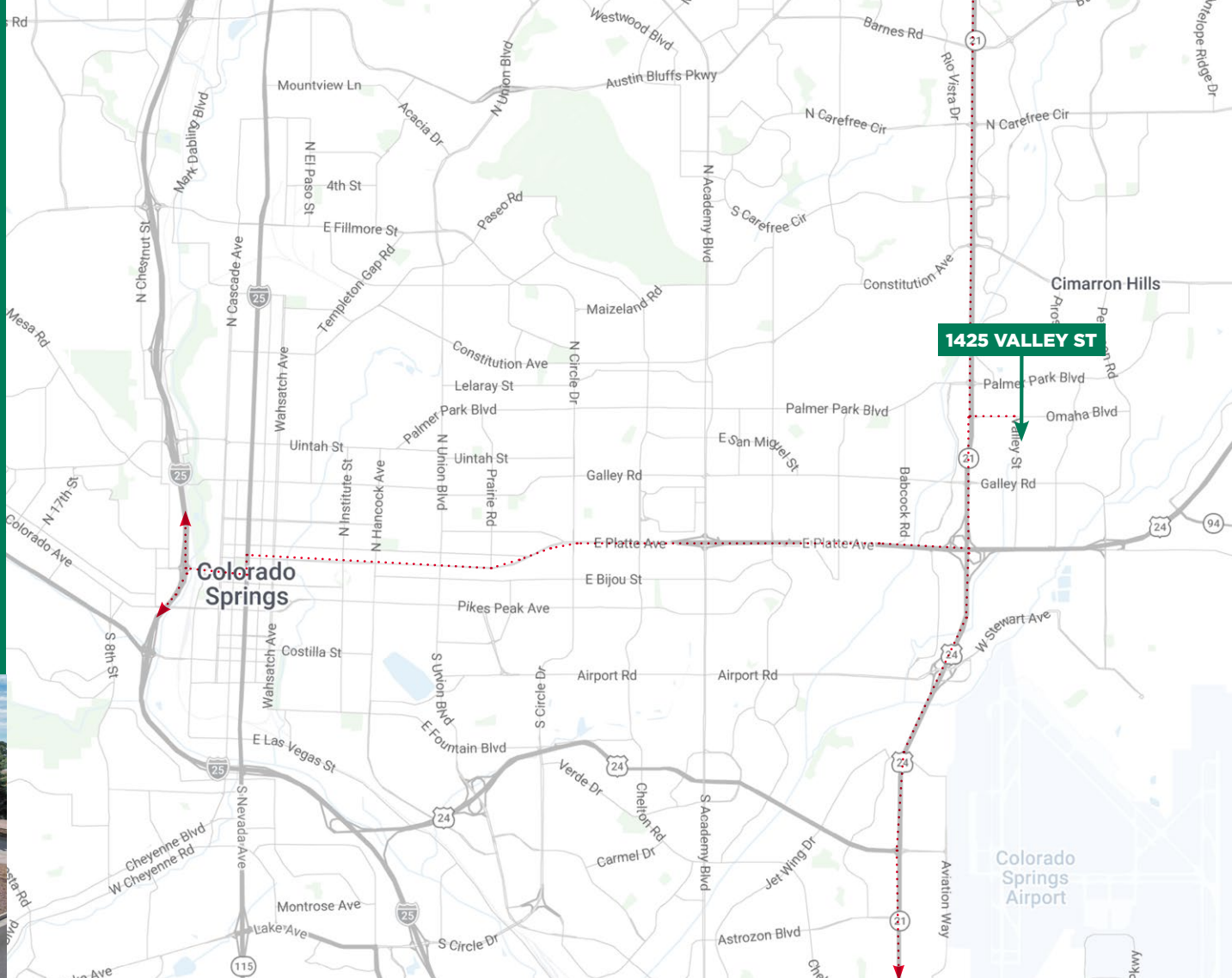
18 Min. | I-25



25 Min. | Northgate



75 Min. | Denver



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