



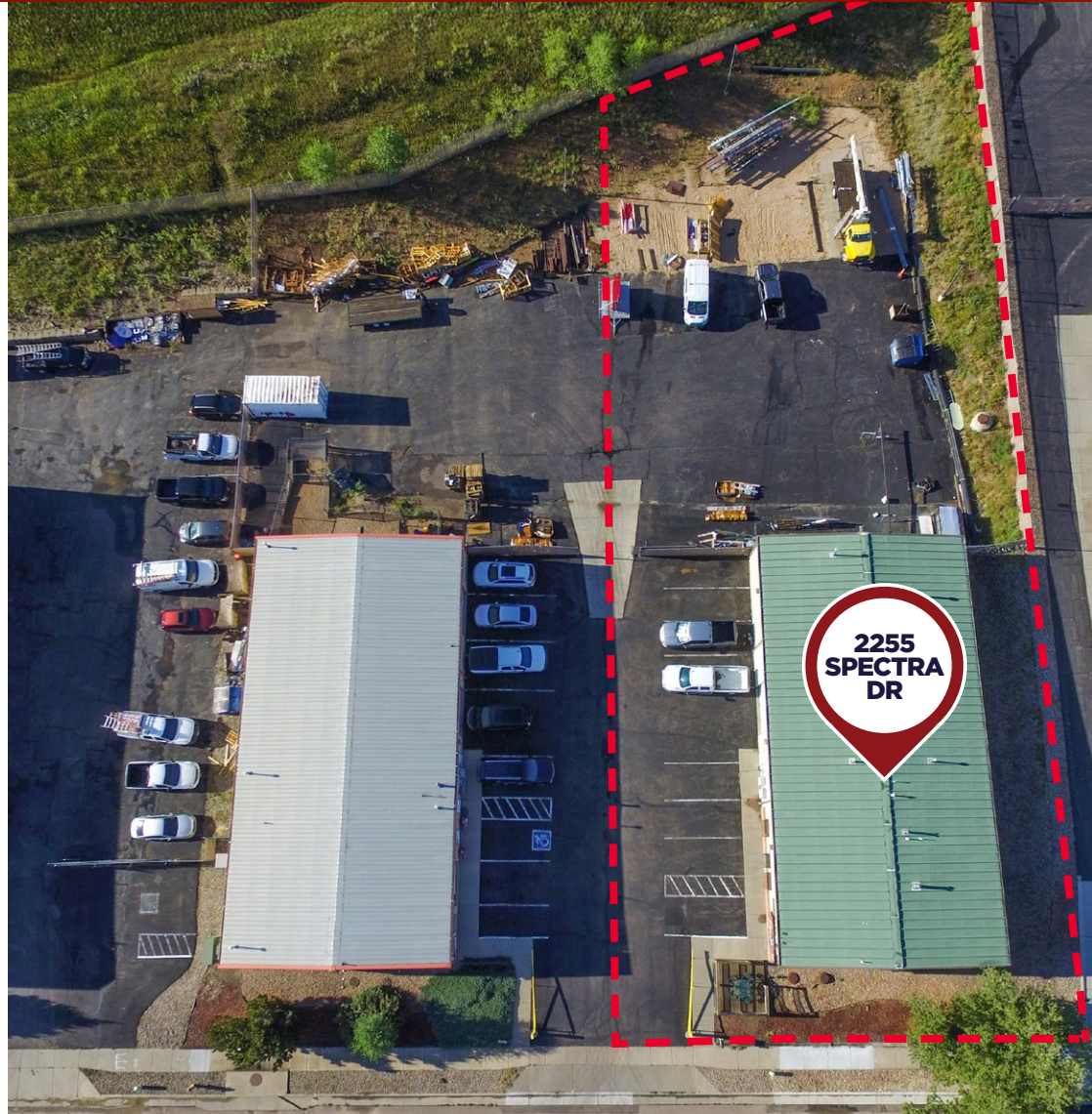
CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

2255 SPECTRA DR

COLORADO SPRINGS, CO 80904

FOR LEASE | 5,000 SF WITH 0.33 AC SECURED OUTDOOR STORAGE



2255 SPECTRA DR

COLORADO SPRINGS, CO 80904



BUILDING SIZE

2255: 5,000 SF



OUTDOOR STORAGE

0.25 AC



LEASE RATE

\$15.00 per RSF
NNN



YEAR BUILT

2004



POWER

400A/120-208V
3PHASE 4W



OPERATING EXPENSES

\$3.35 per RSF
(2026 EST.)



TOTAL LOADING

(2) 12'X12'



ZONING

LI



CLEAR HEIGHT

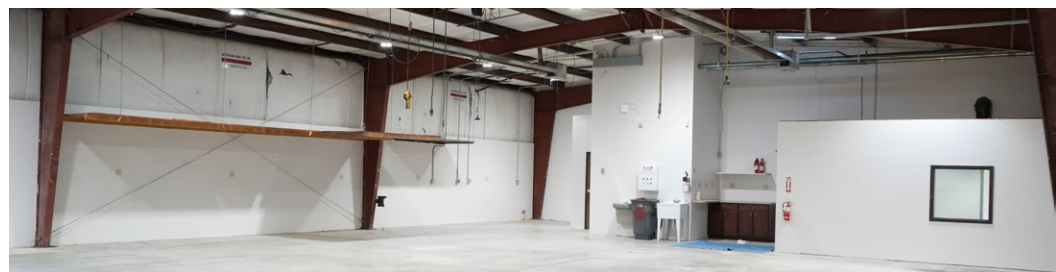
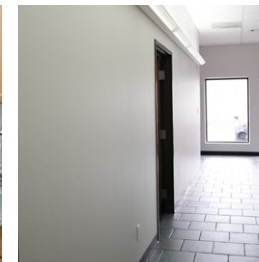
14'

FOR LEASE

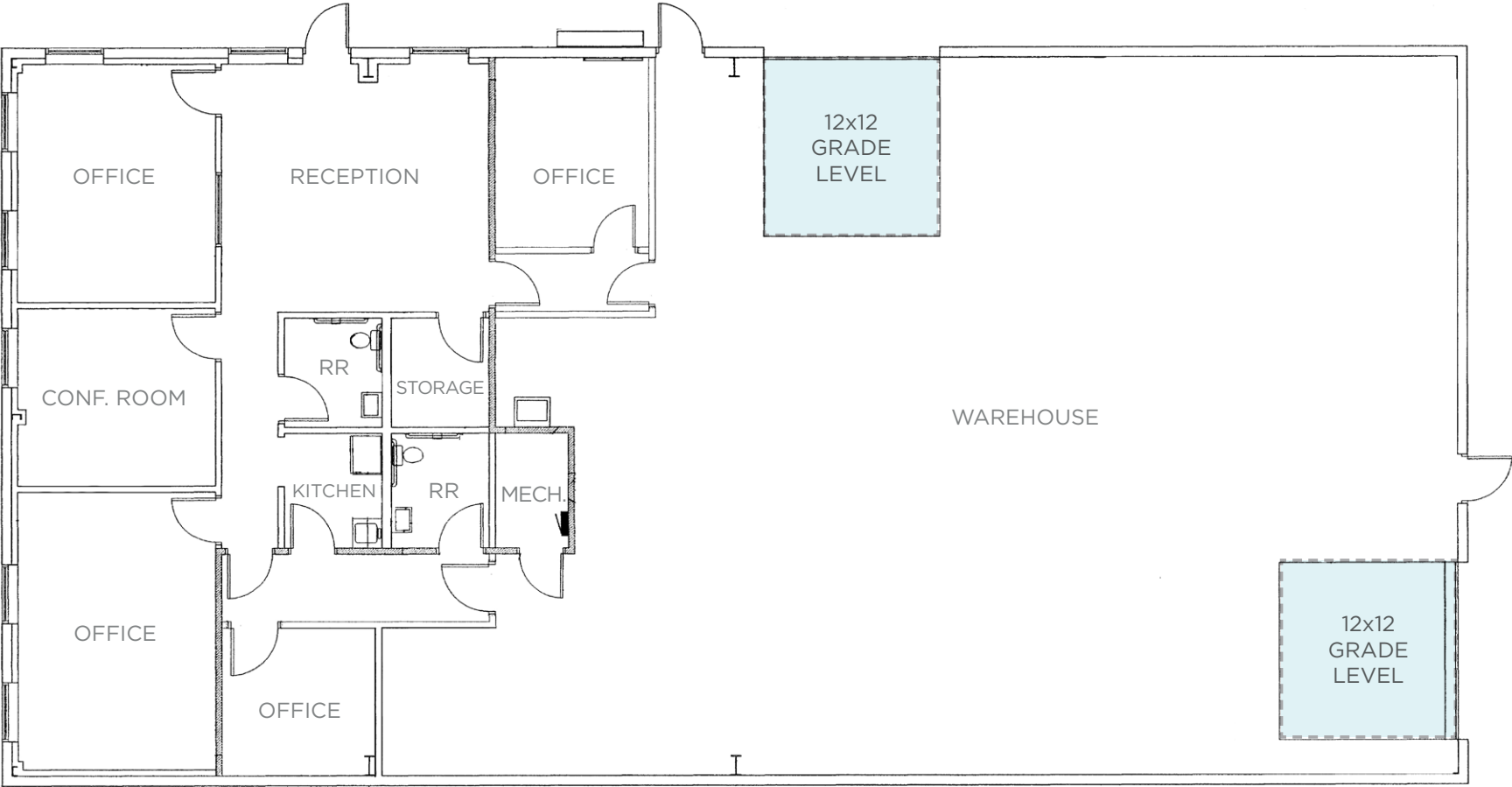
5,000 SF WITH 0.33 AC OUTDOOR STORAGE

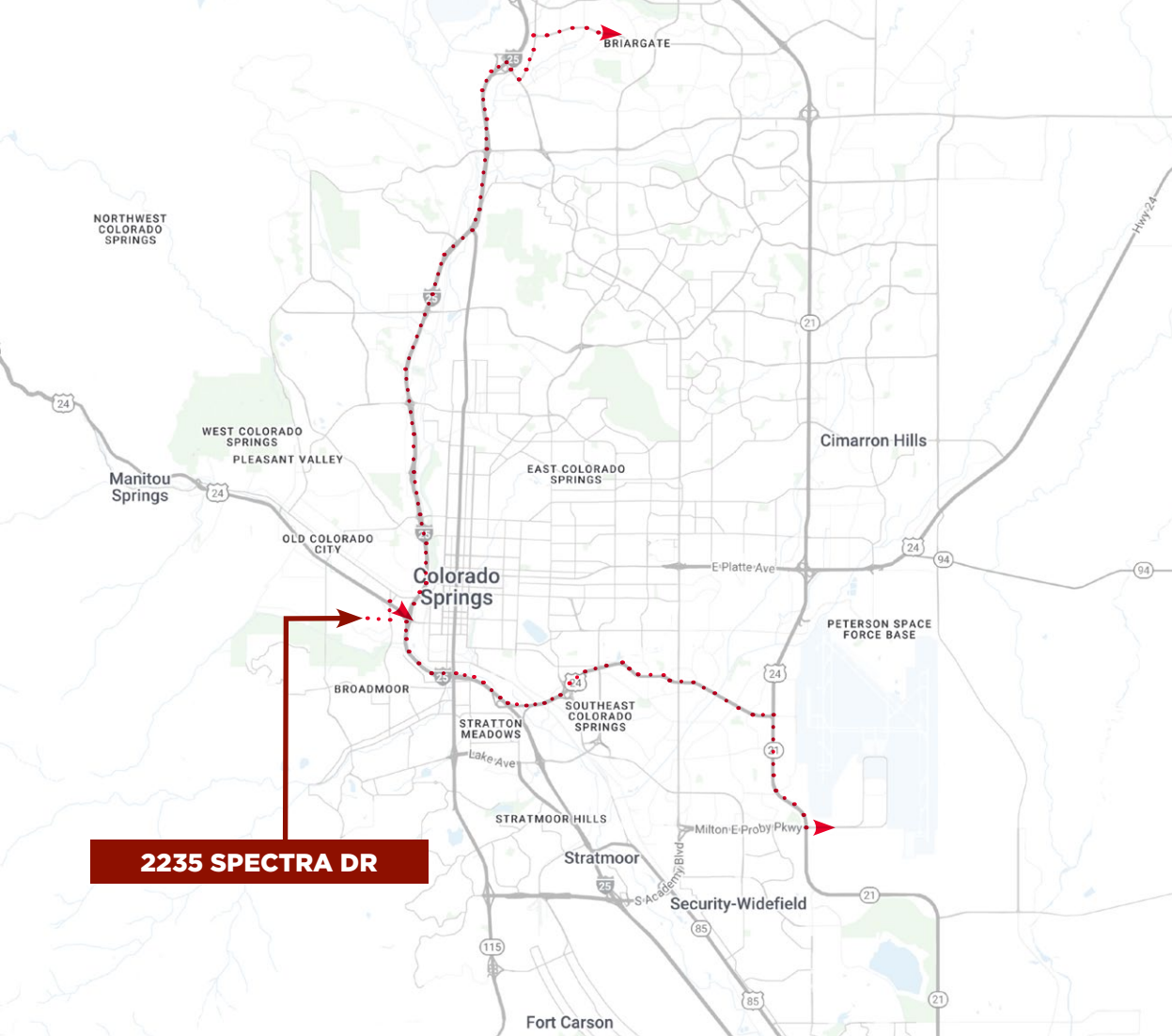
2255 Spectra Drive provides 5,000 SF of well-maintained office/warehouse space paired with approximately 0.33 acres of secured outdoor storage. The building includes two 12' x 12' grade-level loading doors, 14' clear height, three-phase power, and an established office configuration with private offices, a conference room, reception area, kitchen, and restrooms.

The combination of functional warehouse space and a larger fenced storage yard makes the property well suited for contractors, equipment-based businesses, service companies, light manufacturing, and distribution users. LI zoning supports a wide variety of commercial and industrial operations, while the central location provides convenient connectivity to I-25, Downtown Colorado Springs, and the broader metro area.



2255 SPECTRA DR | 5,000 SF





DRIVE TIMES



6 Min. | I-25



12 Min. | Downtown COS



25 Min. | COS Airport



25 Min. | Briargate

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**CUSHMAN &
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