CUSHMAN & WAKEFIELD | Colorado Springs Commercial

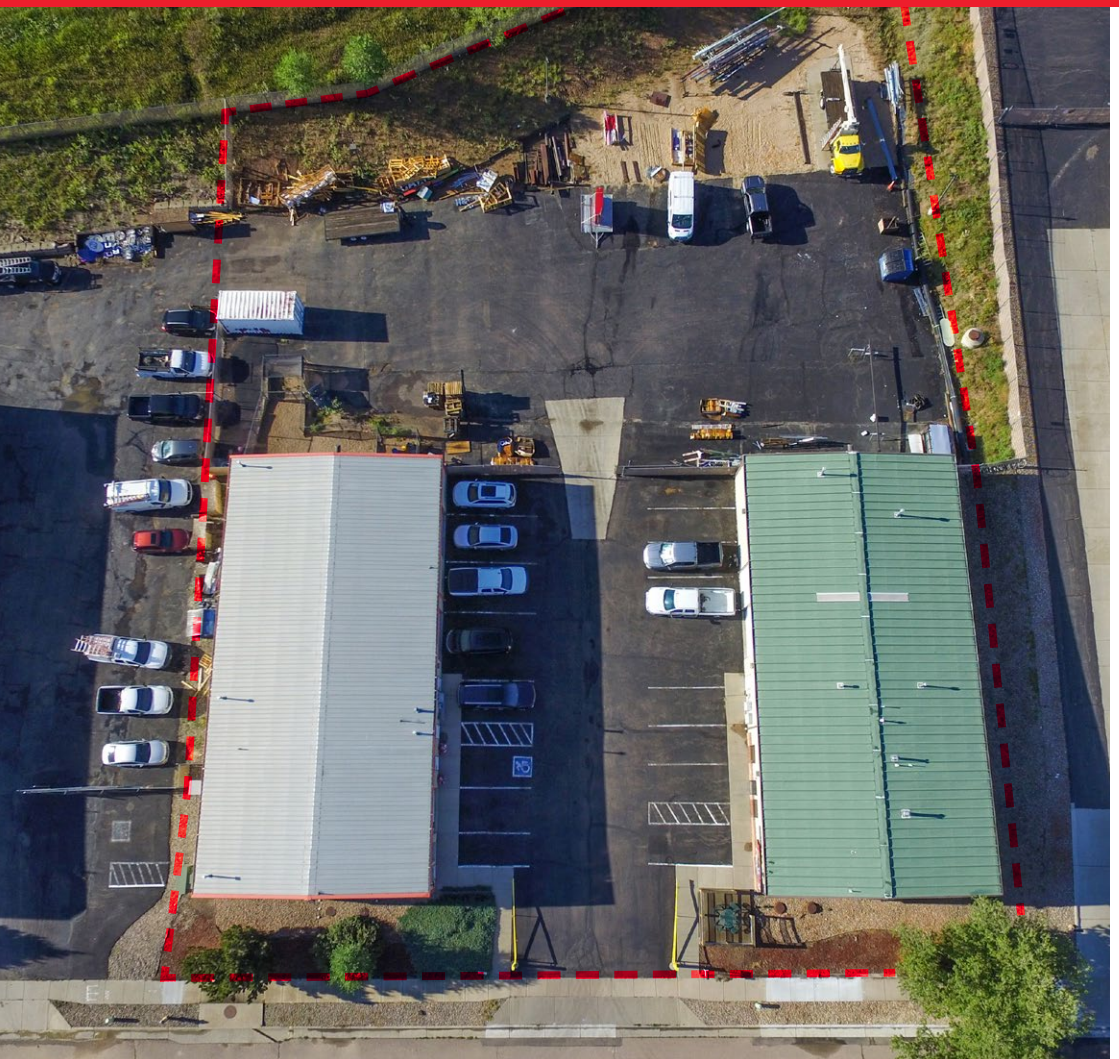
2235-2255 SPECTRA DR

COLORADO SPRINGS, CO 80904

FOR SALE | *SECURED OUTDOOR STORAGE*

TWO - 5,000 SF OFFICE/WAREHOUSE BUILDINGS ON 1.2 AC

SALE PRICE REDUCED $2.2M







SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO

2235-2255 SPECTRA DR

COLORADO SPRINGS, CO 80904

BUILDING SIZES
2235: 5,000 SF
2255: 5,000 SF

SITE AREA
1.20 AC

PURCHASE PRICE
~~$2,500,000~~
$2,200,000
($220.00/SF)

YEAR BUILT
2004

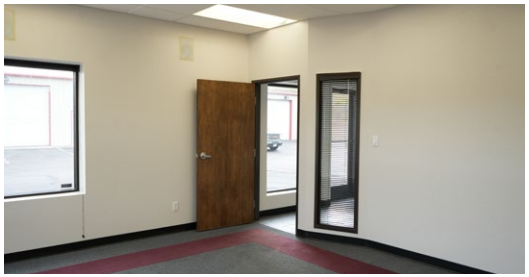
POWER
400A/120-208V
3PHASE 4W

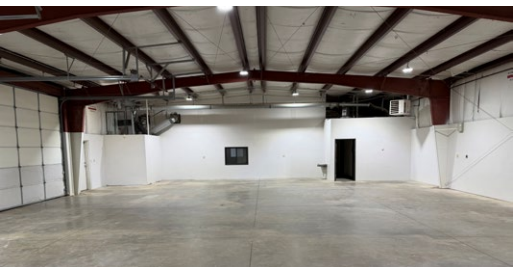
CLEAR HEIGHT
14'

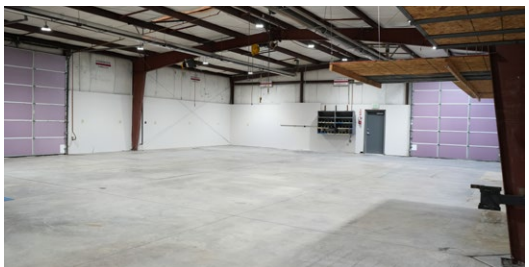
TOTAL LOADING
2235: (3) 10'X12'
2255: (2) 12'X12'

ZONING
LI









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.

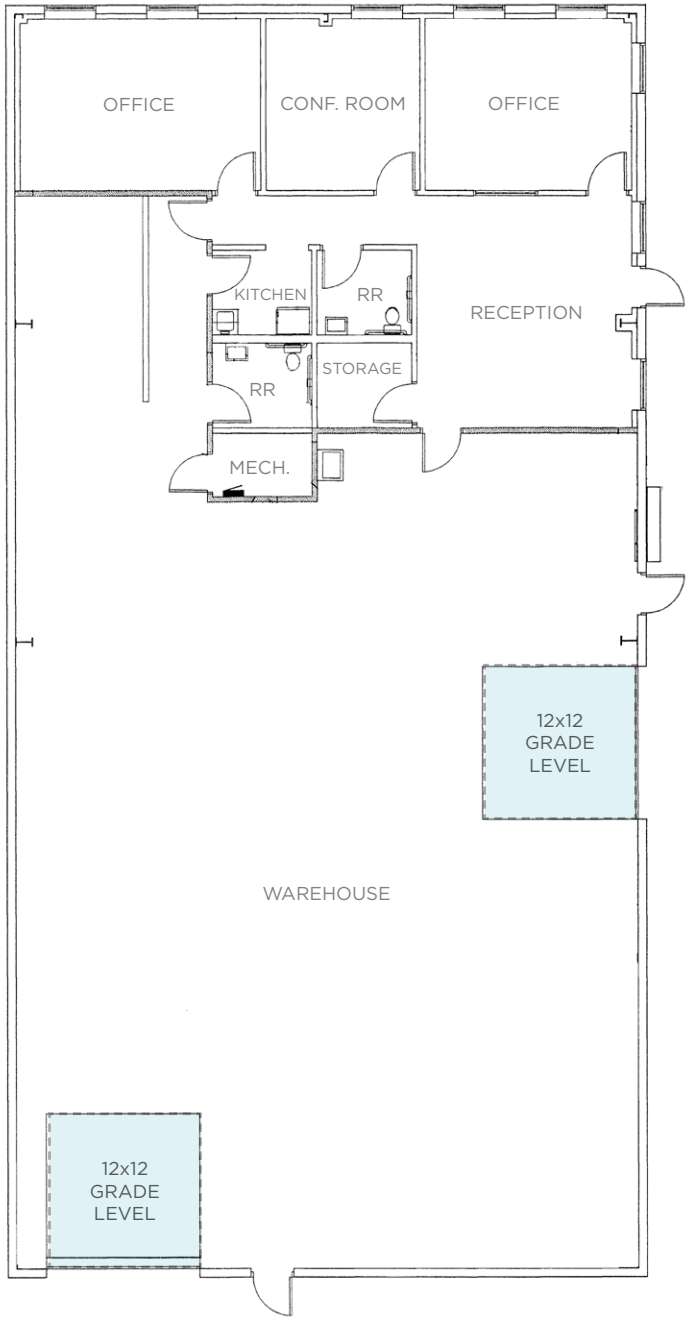
Both buildings are currently occupied on month-to-month leases, providing immediate flexibility for an owner/user to occupy one or both buildings, or for tenants seeking quality small-bay space in a supply-constrained market. The site is fully fenced and designed for efficient circulation, staging, and 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.

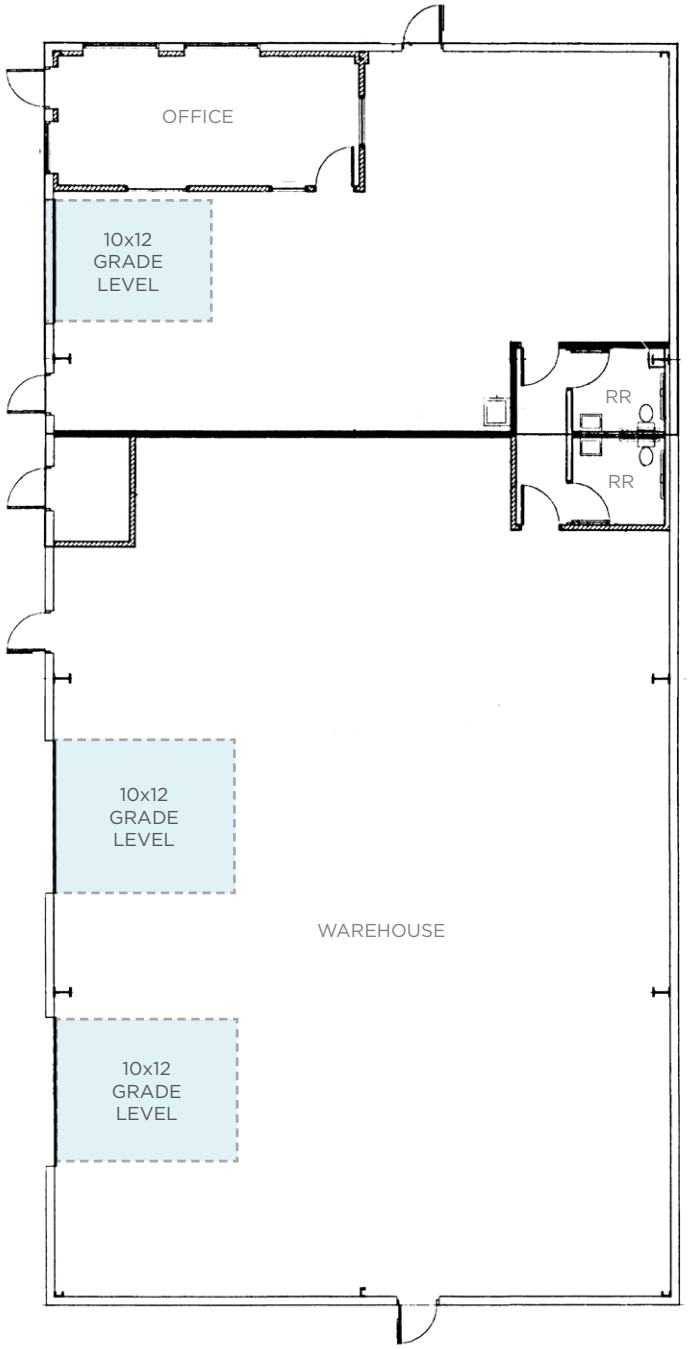
Strategically located on the Westside of Colorado Springs, the property benefits from proximity to major transportation corridors and a strong surrounding industrial and commercial user base. The location provides convenient access across the city while remaining positioned within a growing and increasingly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

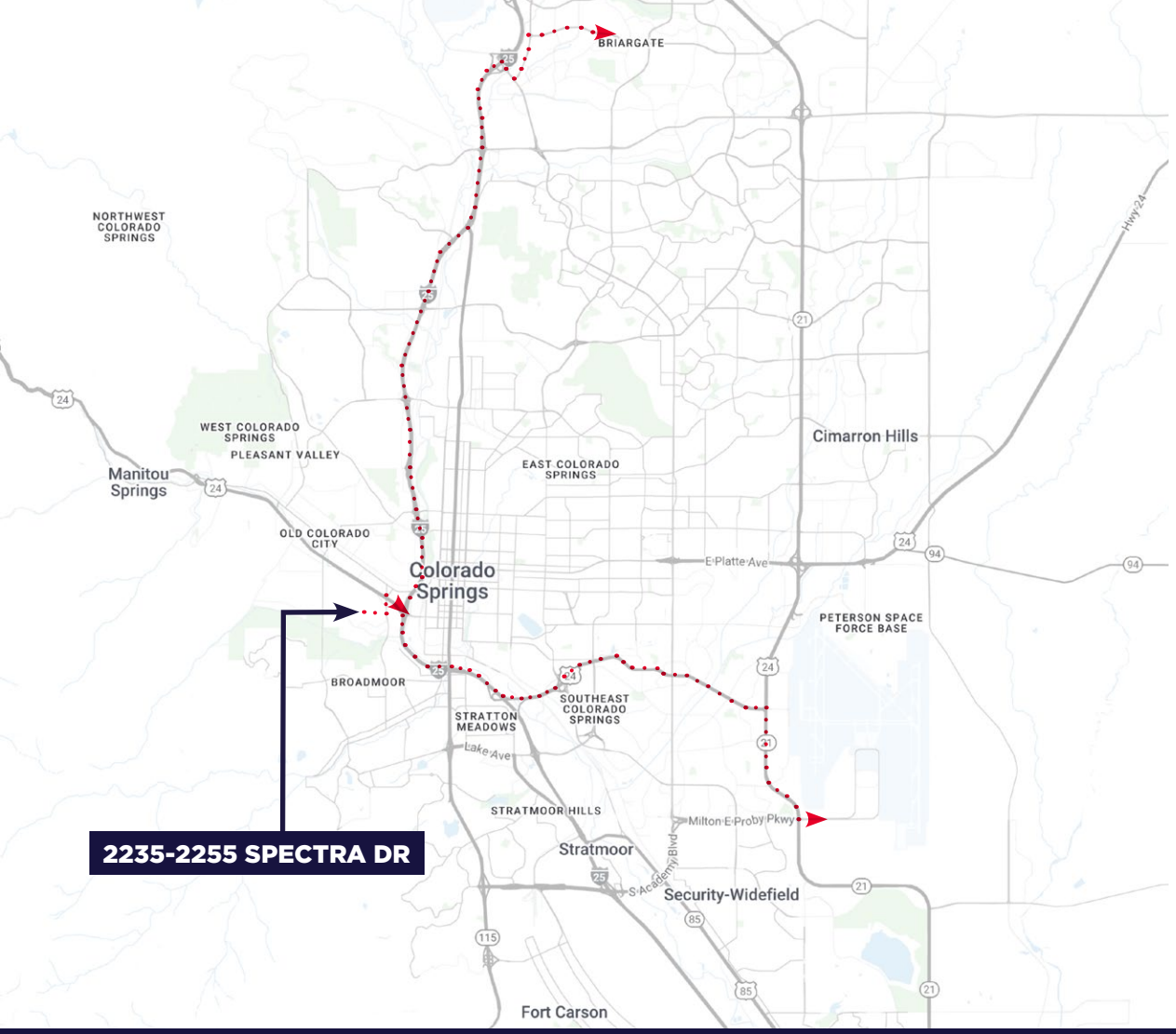
2255 SPECTRA DR | 5,000 SF



2235 SPECTRA DR | 5,000 SF



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

6 Min. | I-25

12 Min. | Downtown COS

25 Min. | COS Airport

25 Min. | Briargate

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