CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2235 SPECTRA DR

COLORADO SPRINGS, CO 80904

FOR LEASE | 5,000 SF WITH 0.25 AC SECURED OUTDOOR STORAGE

LEASE RATE REDUCED | $12.50/SF







2235 SPECTRA DR

COLORADO SPRINGS, CO 80904

BUILDING SIZE
2235: 5,000 SF

OUTDOOR STORAGE
0.25 AC

LEASE RATE
$12.50 per RSF
~~$15.00 per RSF~~
NNN

YEAR BUILT
2004

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

OPERATING EXPENSES
$3.35 per RSF
(2026 EST.)

TOTAL LOADING
(3) 10'X12'

ZONING
LI

CLEAR HEIGHT
14'

FOR LEASE

5,000 SF WITH 0.25 AC OUTDOOR STORAGE

2235 Spectra Drive offers 5,000 SF of functional office/warehouse space with approximately 0.25 acres of secured outdoor storage. The building features three 10' x 12' grade-level loading doors, 14' clear height, three-phase power, and a practical layout designed to support contractors, service companies, light manufacturing, distribution, and other industrial users.

The fenced site provides room for equipment, vehicles, materials, and outdoor staging, while LI zoning accommodates a broad range of industrial and commercial uses. Built in 2004, the property offers a more modern alternative within Colorado Springs' limited small-bay industrial inventory, with convenient access to I-25, Downtown Colorado Springs, and major employment centers throughout the city.

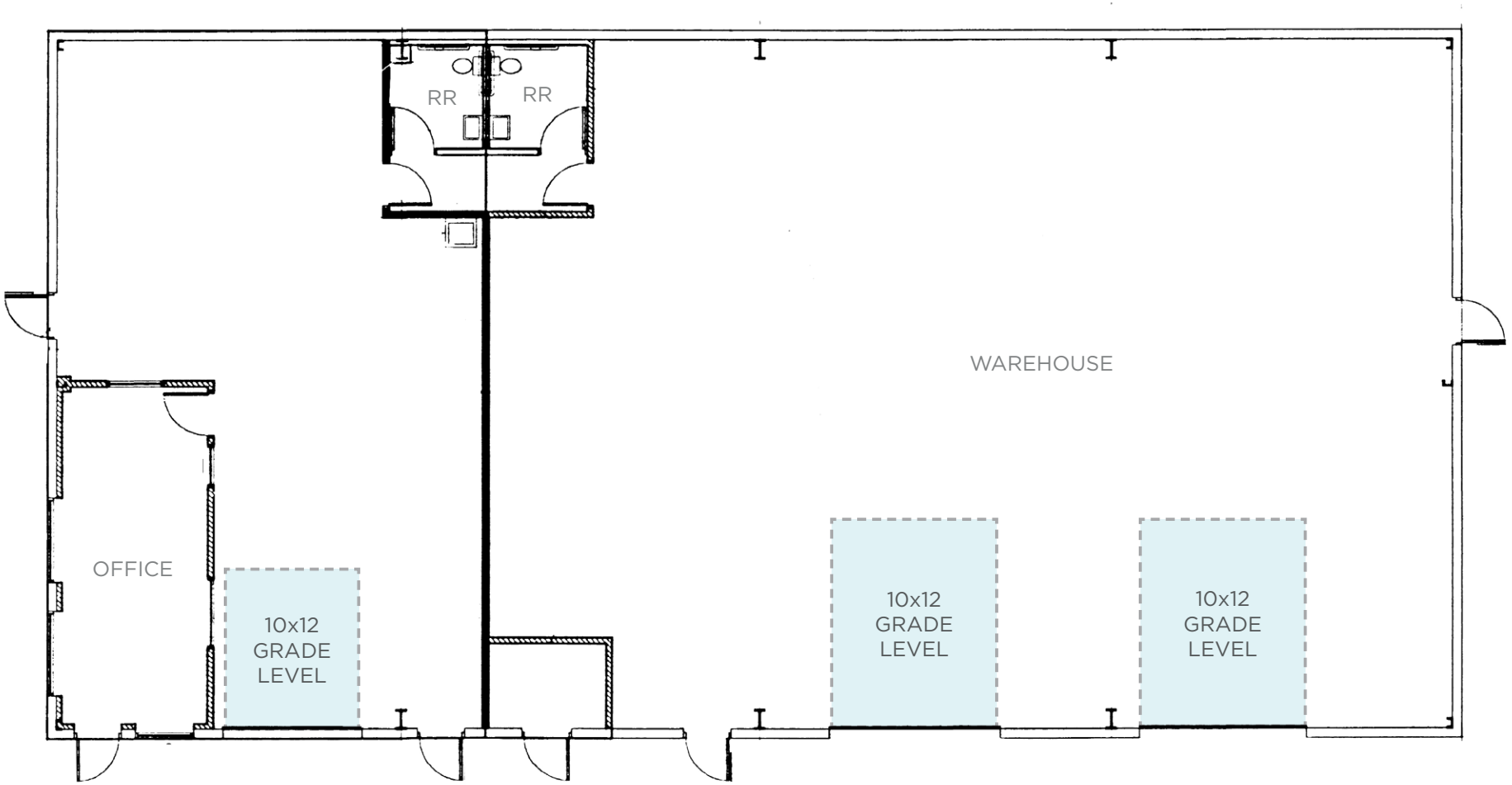




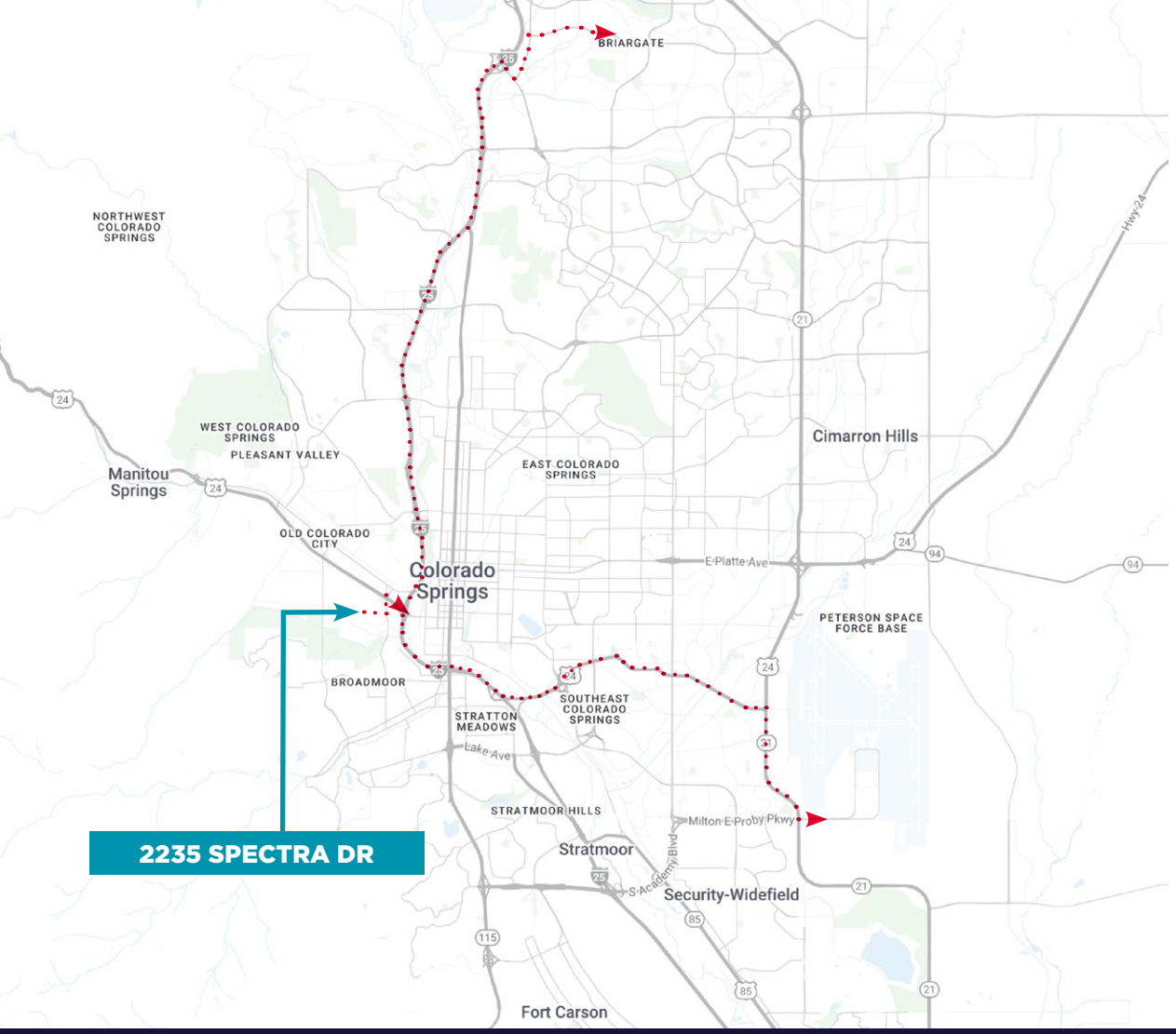




2235 SPECTRA DR | 5,000 SF



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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