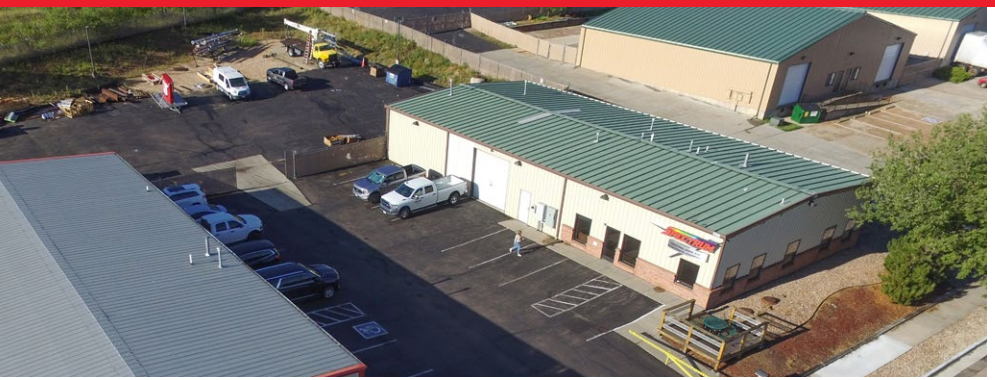
CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2255 SPECTRA DR

COLORADO SPRINGS, CO 80904

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

LEASE RATE REDUCED | $12.50/SF







2255 SPECTRA DR

COLORADO SPRINGS, CO 80904

BUILDING SIZE
2255: 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
(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.



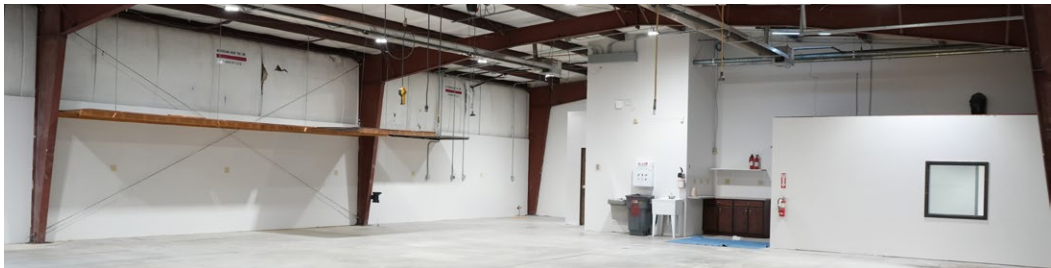




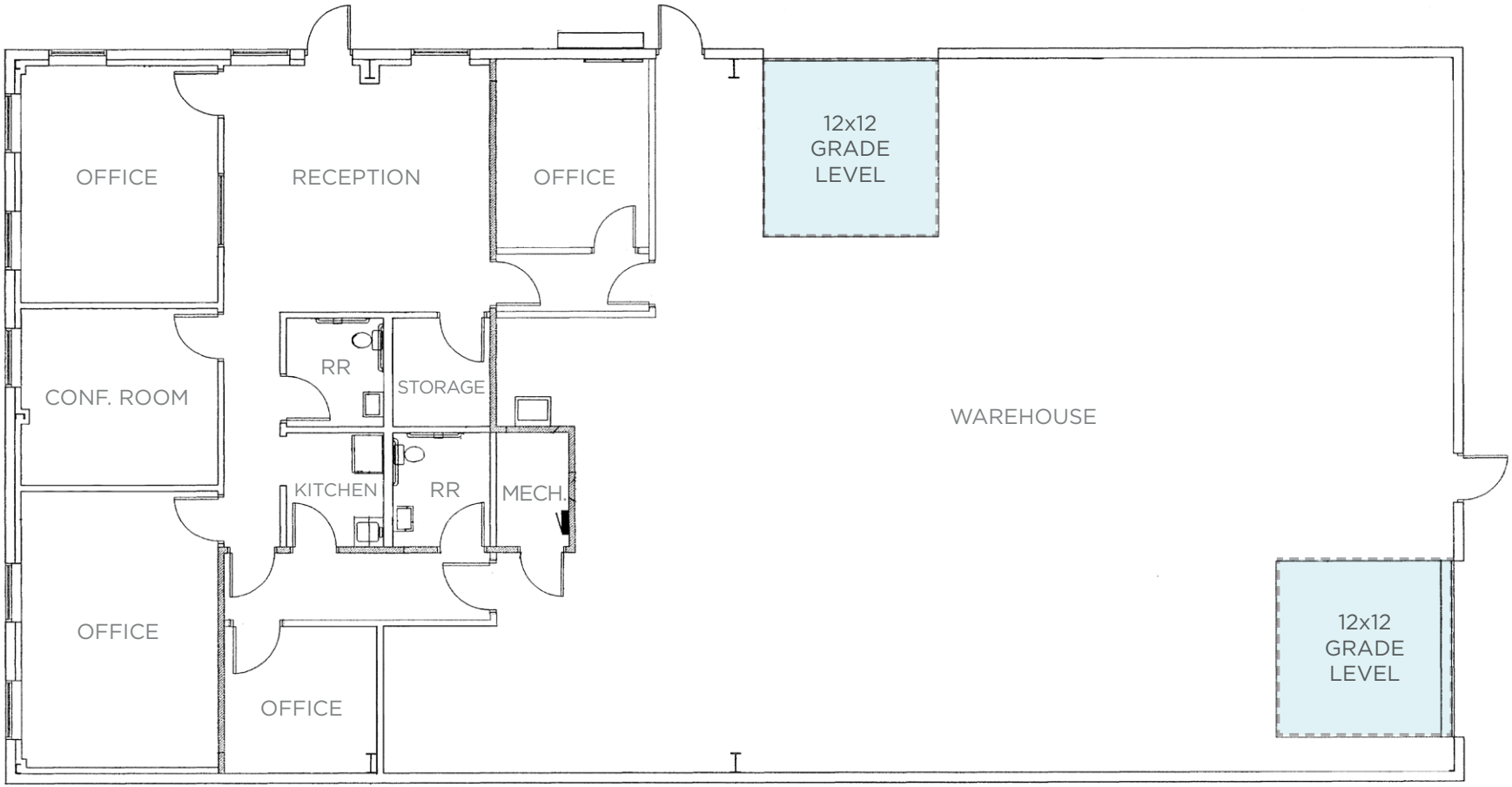




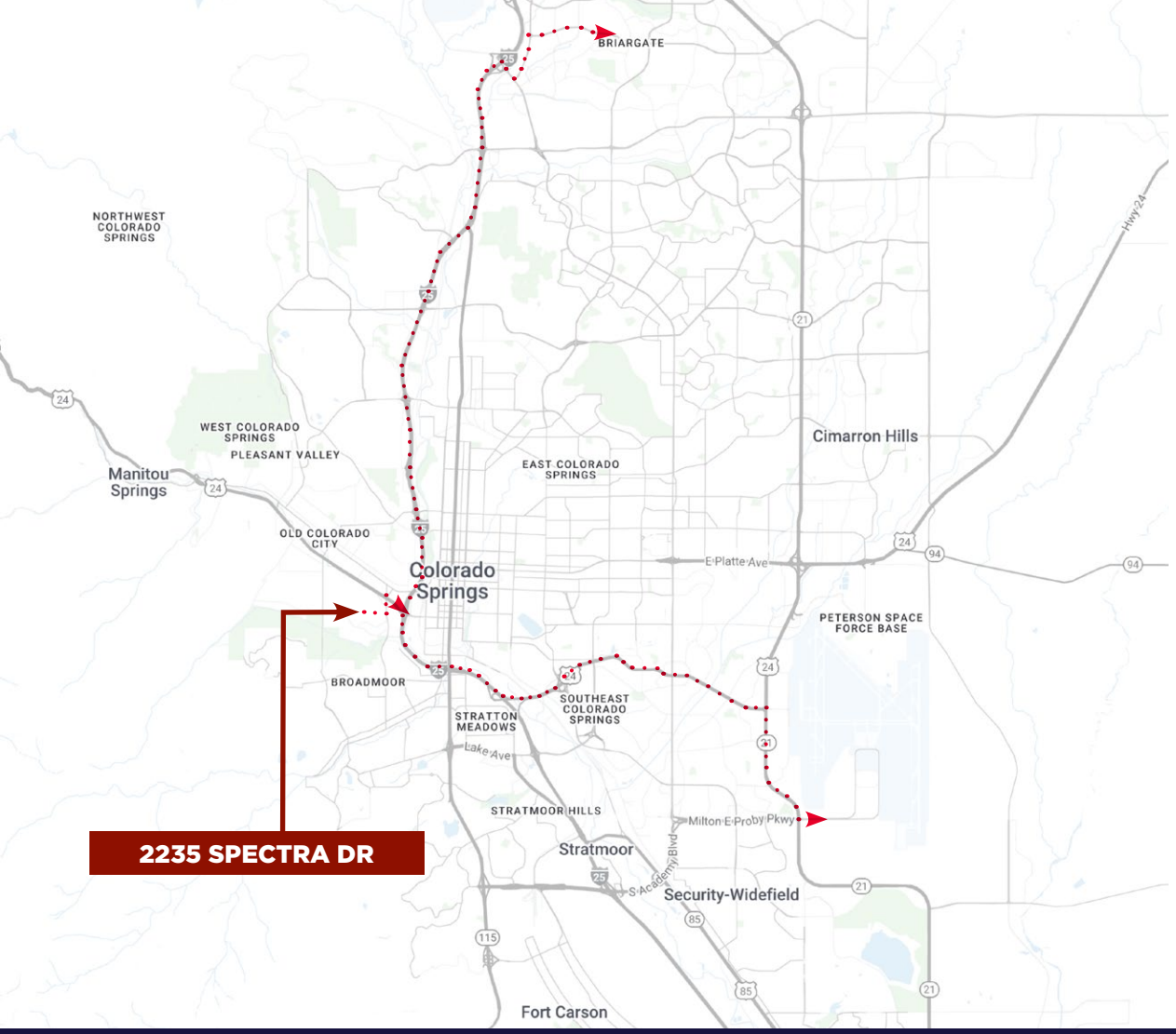




2255 SPECTRA DR | 5,000 SF



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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CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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