CUSHMAN & WAKEFIELD | Colorado Springs Commercial

PRICE REDUCED | $13.50/SF MG

2602 DURANGO DR

COLORADO SPRINGS, CO 80910

OFFICE/WAREHOUSE FOR SUBLEASE | 8,100 SF

SCAN QR OR CLICK HERE TO VIEW PROPERTY INTRO VIDEO

OFFICE/WAREHOUSE **FOR SUBLEASE** | **8,100 SF**

BUILDING SIZE
19,040 SF

YEAR BUILT
1972

ZONING
GI
COLORADO ENTERPRISE ZONE

CLEAR HEIGHT
17’

TOTAL LOADING
(3) 10′ X 12′
DOCK-HIGH OHD

POWER
200 AMPS
SINGLE-PHASE

LEASE RATE
$13.50/SF
~~$15.00/SF~~
Modified Gross

SUBLEASE TERM
THROUGH
1/31/2030

2602 Durango Drive offers a highly functional and flexible office/warehouse opportunity in a well-established industrial area of Colorado Springs. The building is designed for efficient logistics and operations, with generous maneuvering room and excellent access around the building, providing easy circulation for delivery trucks and service vehicles to the dock-high loading doors.

The layout supports a wide range of industrial and service users, blending practical warehouse space with office functionality. With 17’ clear height, dock-high loading, and strong access throughout the site, the property is well-suited for distribution, light manufacturing, service, or contractor users seeking efficient flow and ease of operations. The location provides convenient connectivity to major arterials, making it a strategic and accessible option for businesses serving the greater Colorado Springs market.

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FLOOR PLAN

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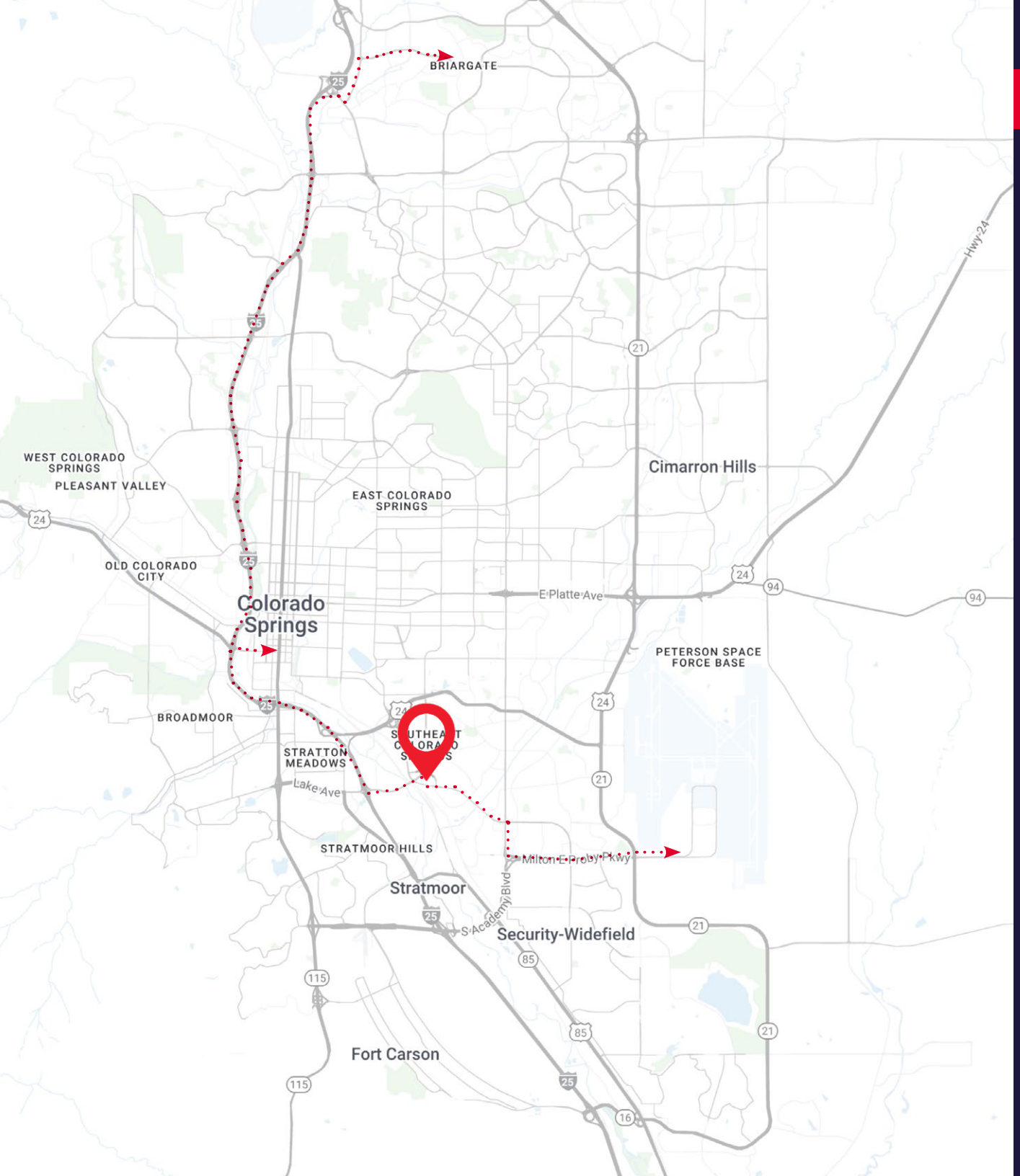
Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



DRIVE TIMES

6 Min. | I-25

11 Min. | Downtown COS

11 Min. | COS Airport

22 Min. | Briargate

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