875 VALLEY ST

COLORADO SPRINGS, CO 80915

SCAN QR OR CLICK HERE TO **VIEW PROPERTY INTRO VIDEO**

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

±2,510-4,260 SF WITH ±0.7 AC YARD | **FOR LEASE**

WELL-EQUIPPED INDUSTRIAL SPACE WITH 22' CLEAR & HEAVY POWER

8,060 SF
BUILDING SIZE

2001 (REMODELED 2026)
YEAR BUILT

I-2 CAD-O
ZONING

22’
CLEAR HEIGHT

400A 120V 3-PHASE
POWER

SPRINKLERED
WET SYSTEM WITH 6” MAIN

BRAND NEW HVAC

FLOOR DRAINS
WITH SAND/OIL SEPARATOR

±2,510-4,260 SF
AVAILABLE SPACE

±2,510 SF
OFFICE AREA

±1,750 SF
WAREHOUSE AREA

±0.7 AC
YARD AVAILABLE

(1-2) 10’ x 12’ OHD
LOADING

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±4,260 SF WITH ±0.7 AC YARD | FOR LEASE

WELL-EQUIPPED INDUSTRIAL SPACE WITH 22’ CLEAR & HEAVY POWER

875 Valley Street offers a recently remodeled, highly functional industrial space for lease in a central Colorado Springs location. The ±4,260 SF first-floor space includes approximately ±2,510 SF of finished office and ±1,750 SF of warehouse, with additional warehouse space potentially available for users with greater storage or operational needs. The property underwent a comprehensive remodel in 2026, including brand-new HVAC, electrical panels, restrooms, windows, blinds, and doors, providing a fresh, updated environment for today’s users.

The warehouse features 22’ clear height, one (1-2) 10’ x 12’ overhead doors, 400A 120V 3-phase power, floor drains with a sand/oil separator, and a wet sprinkler system. Radiant heat serves the warehouse, while the new HVAC system provides comfortable climate control throughout the office area. Additional property amenities include security cameras, controlled access, and upgraded IT infrastructure.

Built in 2001 and zoned I-2 (CAD-O), the property combines modern improvements with the utility and functionality expected from an industrial facility. Ample parking and convenient access to Platte Avenue, Powers Boulevard, and the greater Colorado Springs metro area further enhance the property’s appeal. With a strong mix of newly remodeled office space, functional warehouse capacity, upgraded building systems, and convenient access, 875 Valley Street is an excellent opportunity for users seeking a move-in-ready industrial space.

$18.00/RSF NNN
LEASE RATE

±$5.00/SF
EXPENSES (2026 EST)

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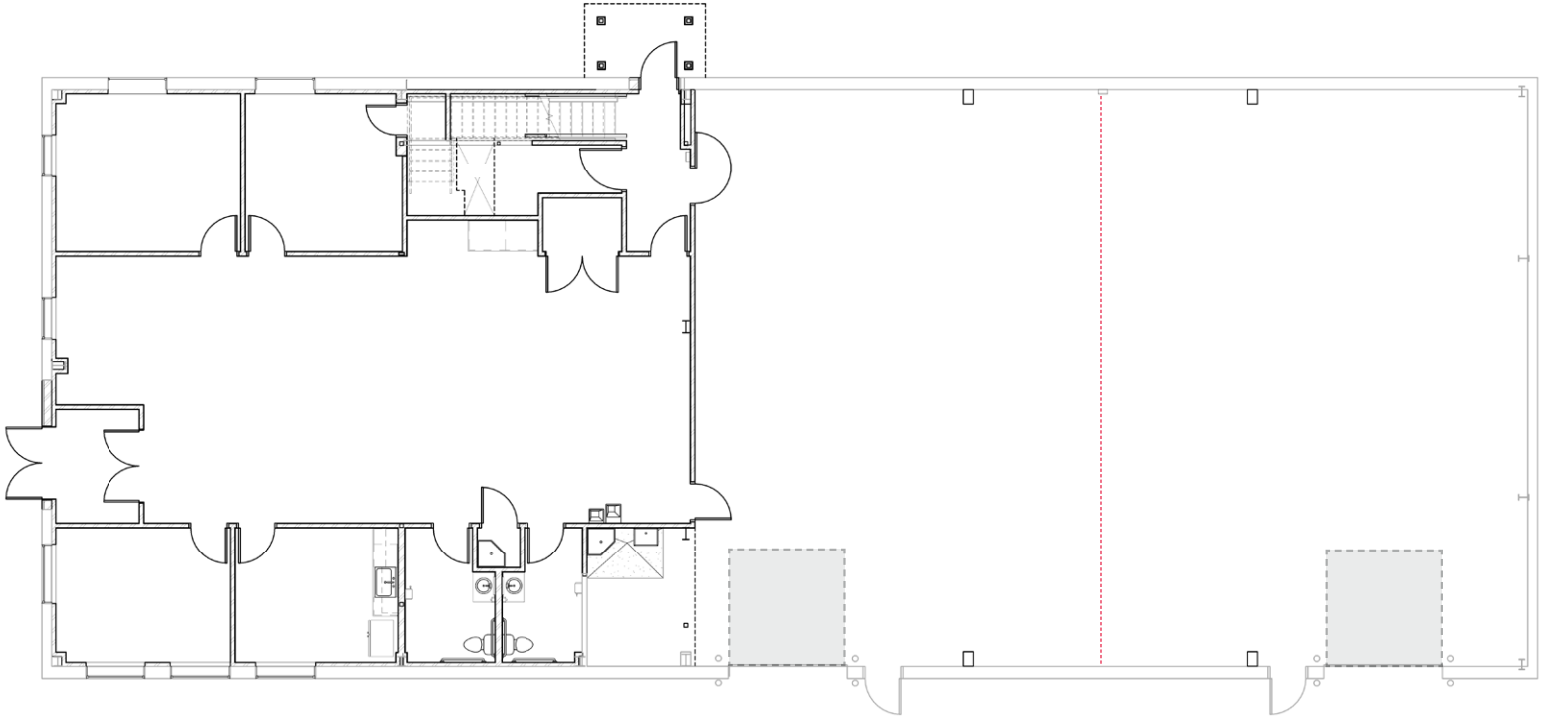
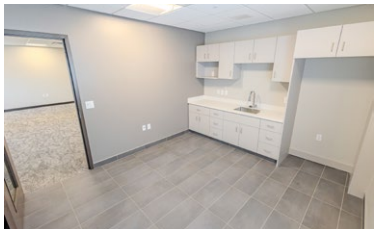
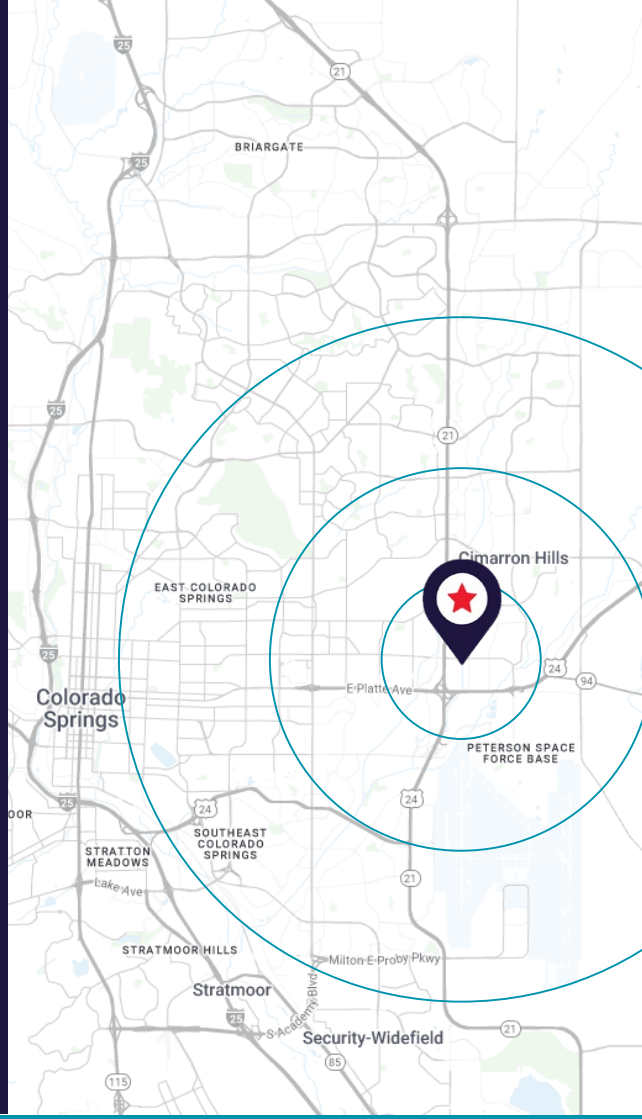
FLOORPLAN

FIRST FLOOR

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

12 MIN COS Airport	**16 MIN** Downtown	**18 MIN** I-25	**20 MIN** Ft Carson	**20 MIN** Briargate	**32 MIN** Monument

FOR MORE INFORMATION, PLEASE CONTACT:

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