



Colorado Springs
Commercial

2602 DURANGO DR

COLORADO SPRINGS, CO 80910

OFFICE/WAREHOUSE FOR SUBLLEASE | 2,700-8,100 SF



SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO



OFFICE/WAREHOUSE **FOR SUBLLEASE** | 2,700-8,100 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
in each suite



LEASE RATE

\$15.00/SF
Modified Gross



SUBLLEASE 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 property features up to 8,100 SF available across three suites, allowing tenants to lease as little as 2,700 SF or combine spaces to accommodate larger operational needs. 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.

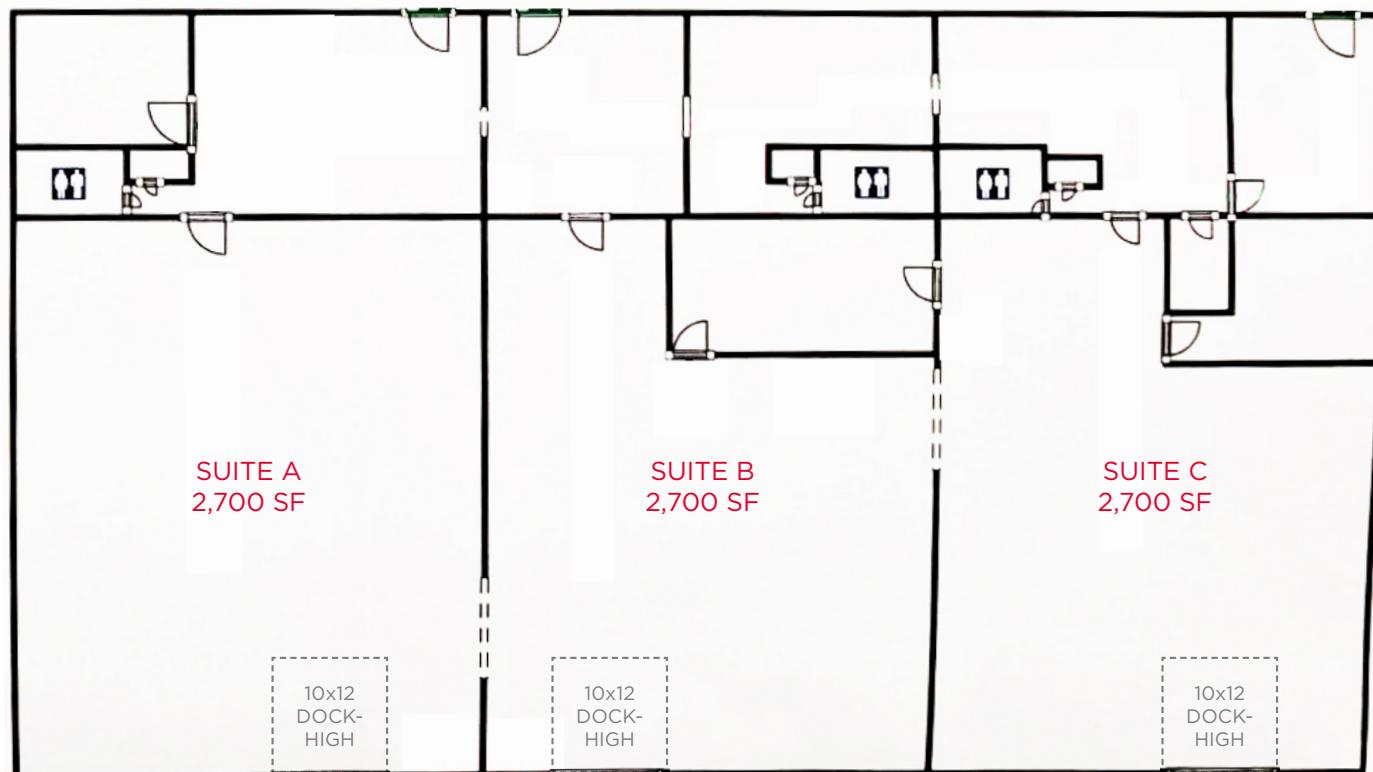


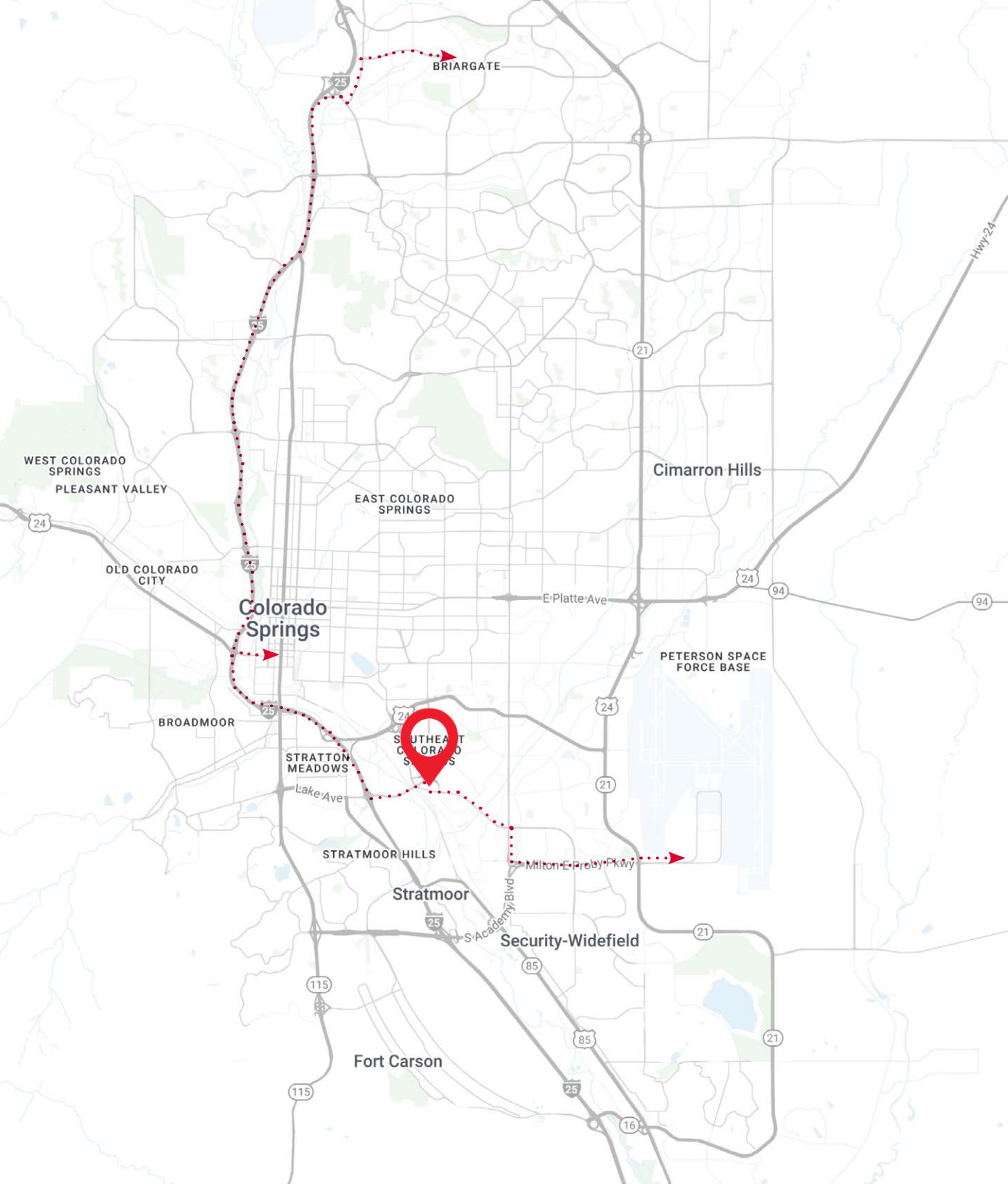
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FLOOR PLAN





DRIVE TIMES



6 Min. | I-25



11 Min. | Downtown COS



11 Min. | COS Airport



22 Min. | Briargate



**CUSHMAN &
WAKEFIELD**

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Commercial**

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