



Colorado Springs
Commercial

2602 DURANGO DR

COLORADO SPRINGS, CO 80910

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



SCAN QR OR CLICK HERE TO
VIEW PROPERTY INTRO VIDEO



OFFICE/WAREHOUSE **FOR SUBLEASE** | 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



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 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.

2602 DURANGO DR

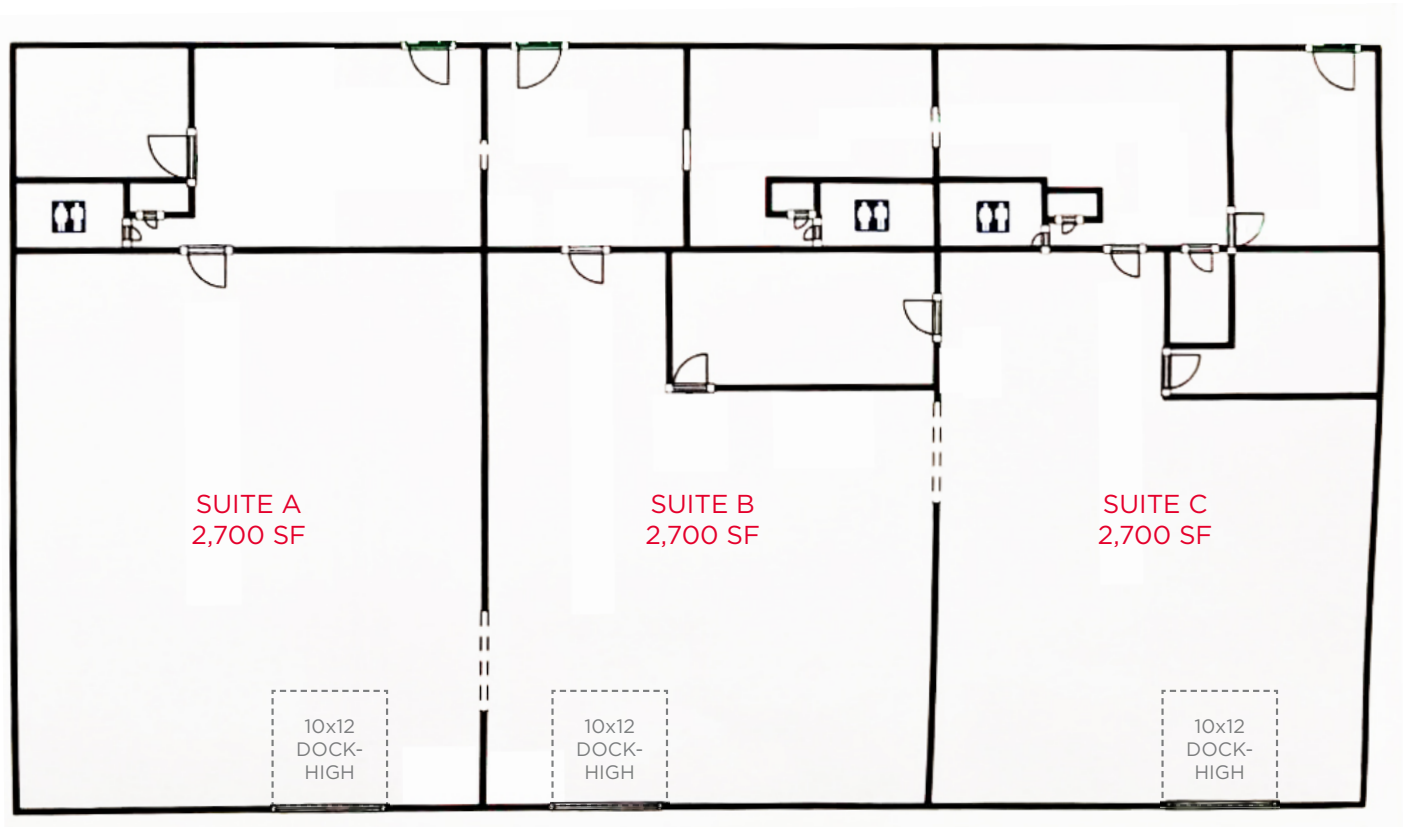
COLORADO SPRINGS, CO 80910

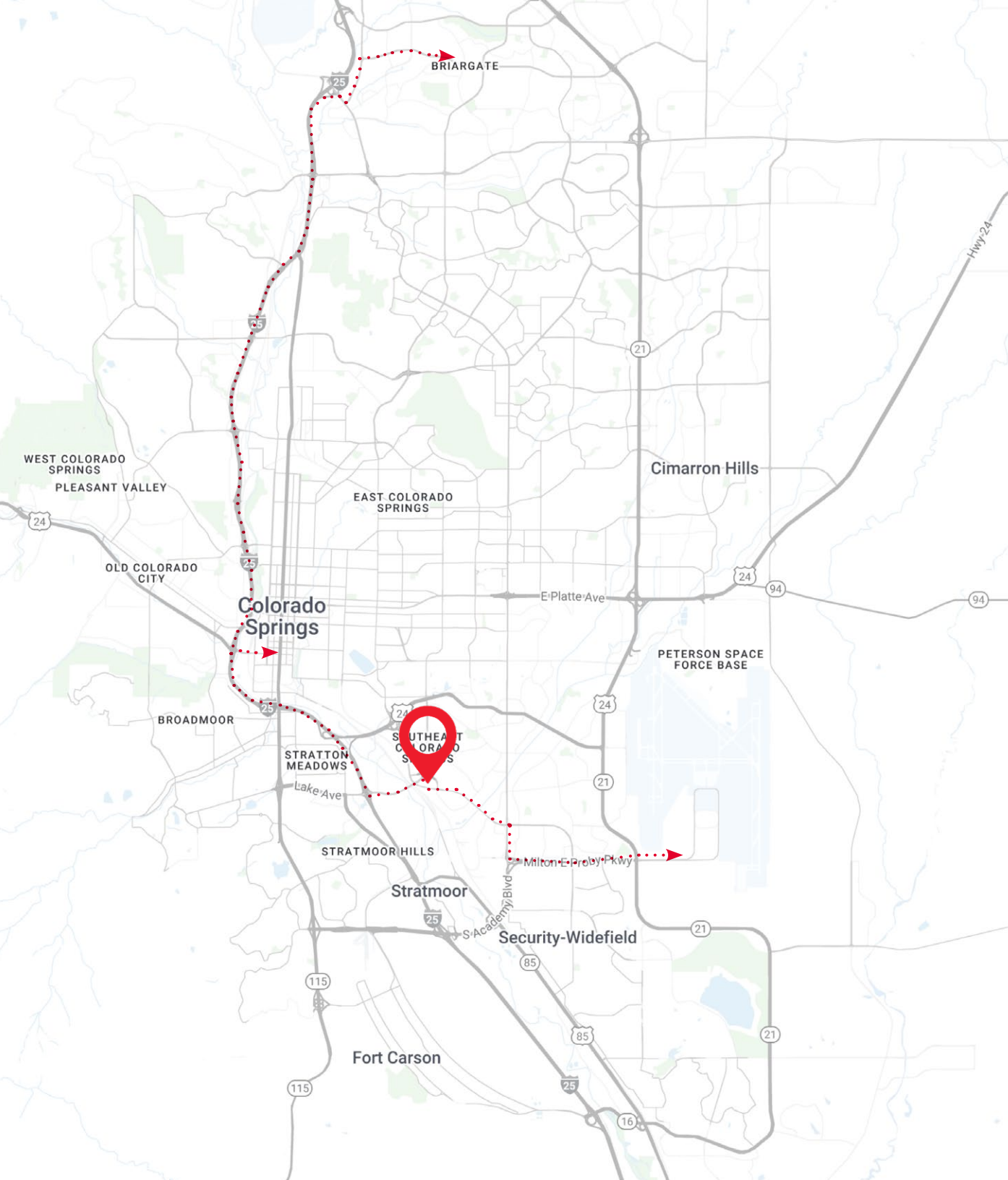


2602 DURANGO DR

COLORADO SPRINGS, CO 80910

FLOOR PLAN





DRIVE TIMES



6 Min. | I-25



11 Min. | Downtown COS



11 Min. | COS Airport



22 Min. | Briargate



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

HEATHER MCKEEN

Director

+1 719 418 4062

hmckeen@coscommercial.com

MAX STANTON

Associate Broker

+1 719 418 4075

mstanton@coscommercial.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.