

INDUSTRIAL/WAREHOUSE BUILDING FOR SALE/LEASE

# 2265 Waynoka Rd

2265 WAYNOKA RD., COLORADO SPRINGS, CO 80915



## Property Summary

|                                 |   |
|---------------------------------|---|
| <b>BUILDING SIZE:</b>           | 24,480 SF±  |
| <b>LEASE RATE:</b>              | \$13.50 / SF NNN  |
| <b>NNN EXPENSES (2023 Est):</b> | \$4.00 / SF   |
| <b>SALE PRICE:</b>              | \$4,406,400 (\$180 PSF)   |
| <b>SITE SIZE:</b>               | 3.5 Acres (152,460 SF)  |
| <b>YEAR BUILT:</b>              | 1977  |
| <b>ZONING:</b>                  | I-2   |
| <b>TOTAL PARKING:</b>           | 63 Surface (2.51:1,000 SF):<br>31 Employee Spaces<br>32 Electric Diesel Ports |

## Property Description

**2265 Waynoka Rd** is a steel and metal warehouse and distribution facility located on 3.58 acres of I-2 land.

The site has access to Powers Blvd via Constitution Ave or Palmer Park Blvd, and is located 11 miles from I-25.

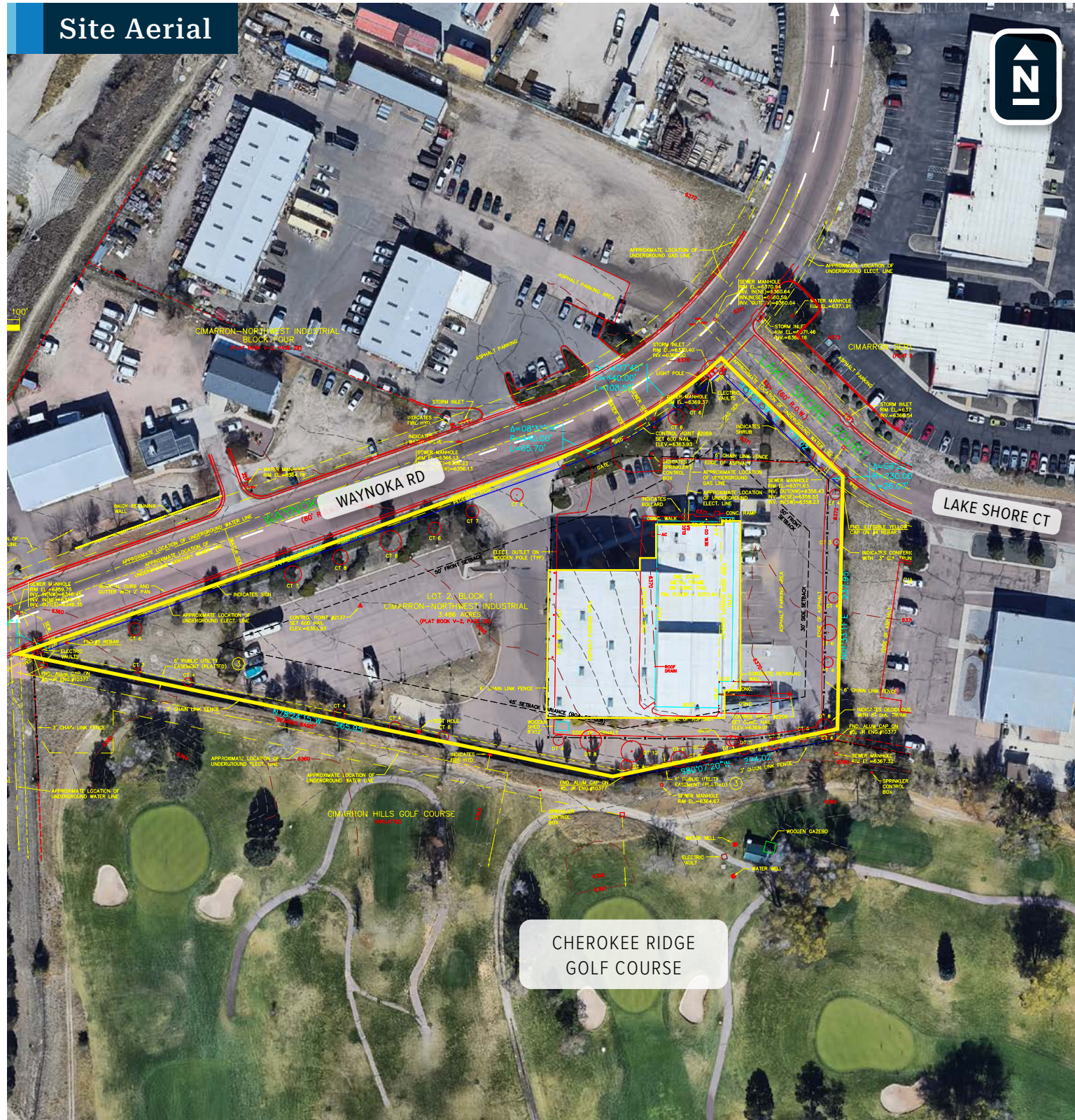
## Industrial Information

**CEILING HEIGHT:** 10.5 to 33' Clear

**LOADING DOCKS:** Seven (7) Total Docks:  
Two (2) covered 12'x8' at 36"  
Five (5) covered 10'x9' warehouse access

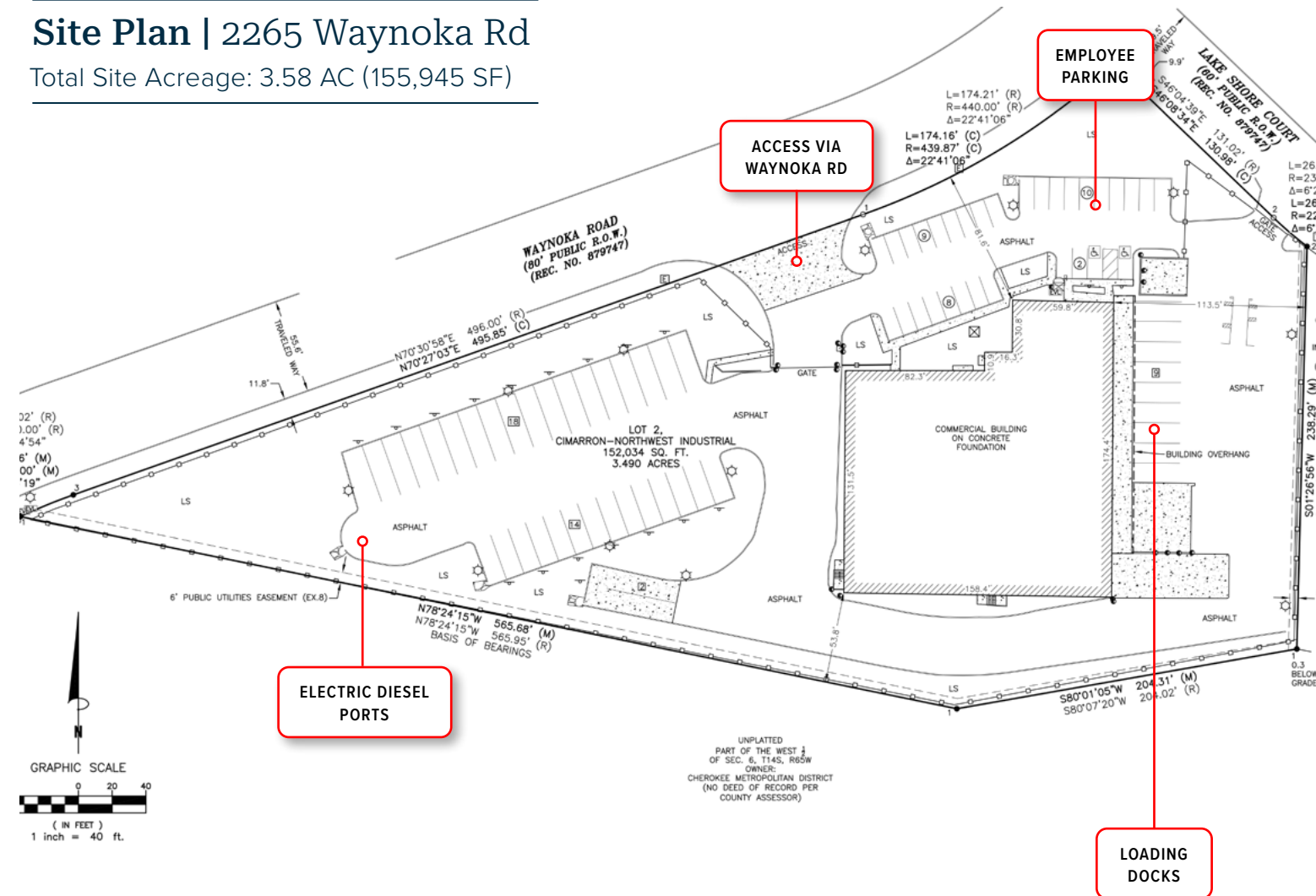
**DOCK LEVELERS:** Two (2) - to accommodate semi-trucks

Site Aerial

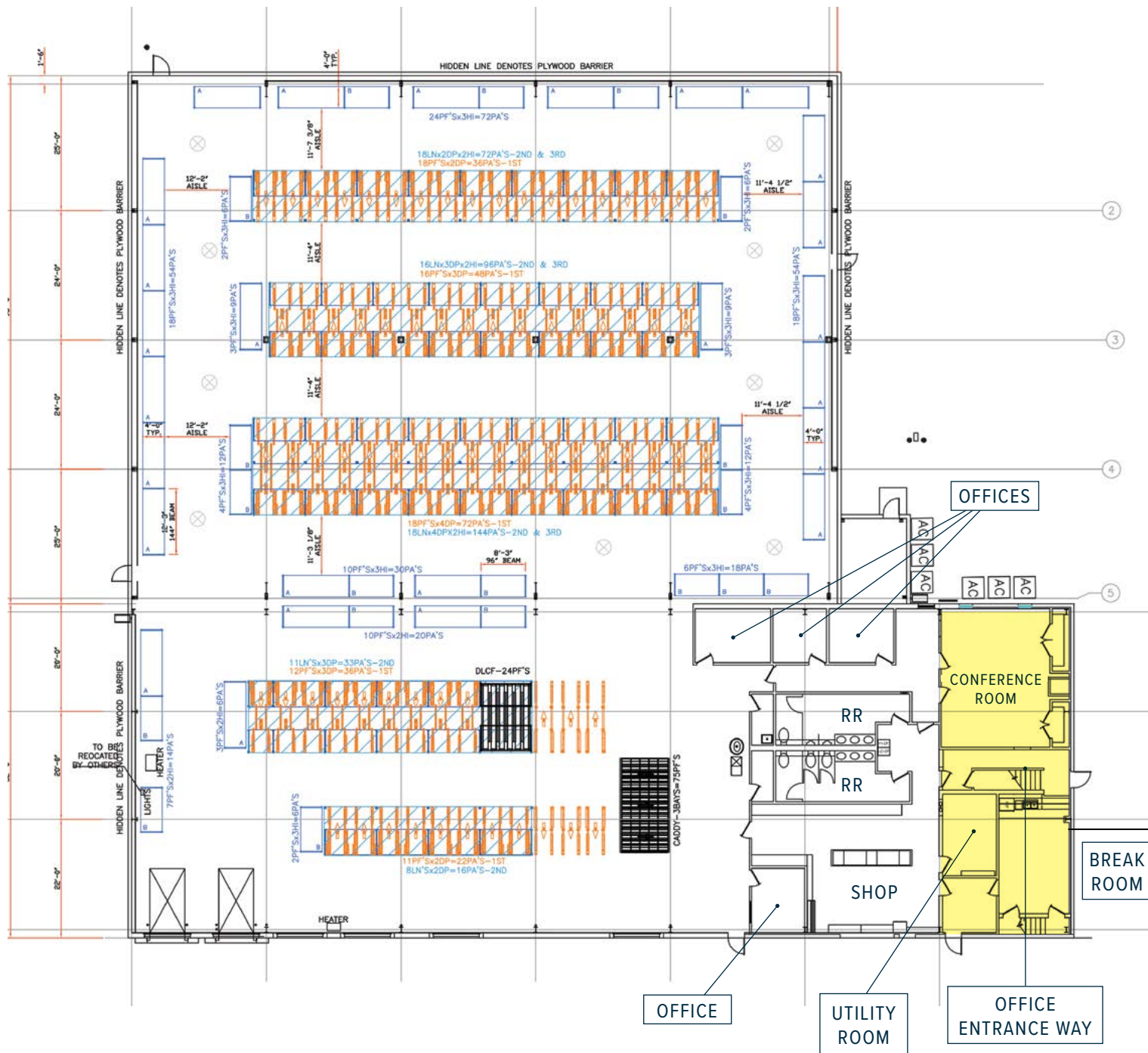


Site Plan | 2265 Waynoka Rd

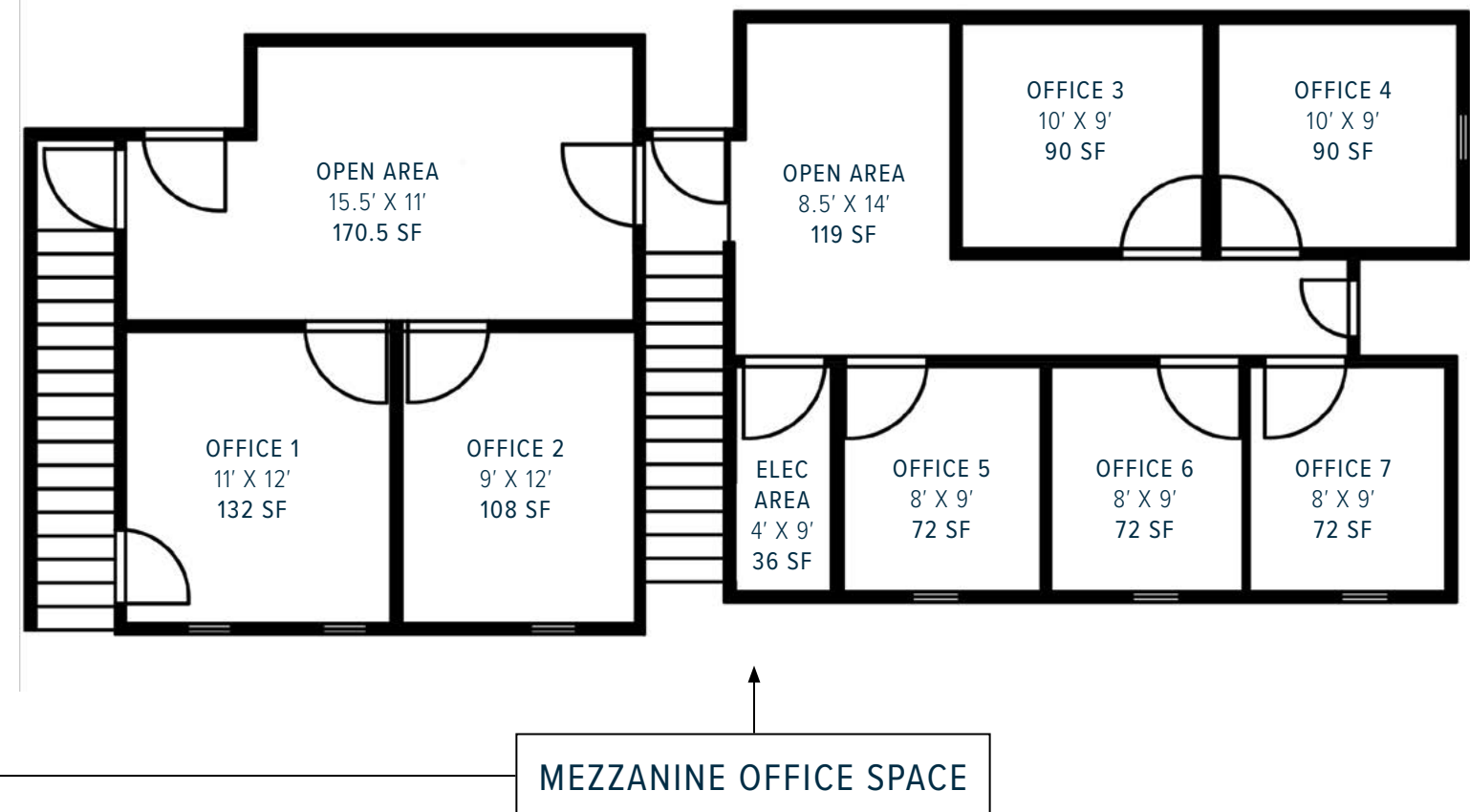
Total Site Acreage: 3.58 AC (155,945 SF)



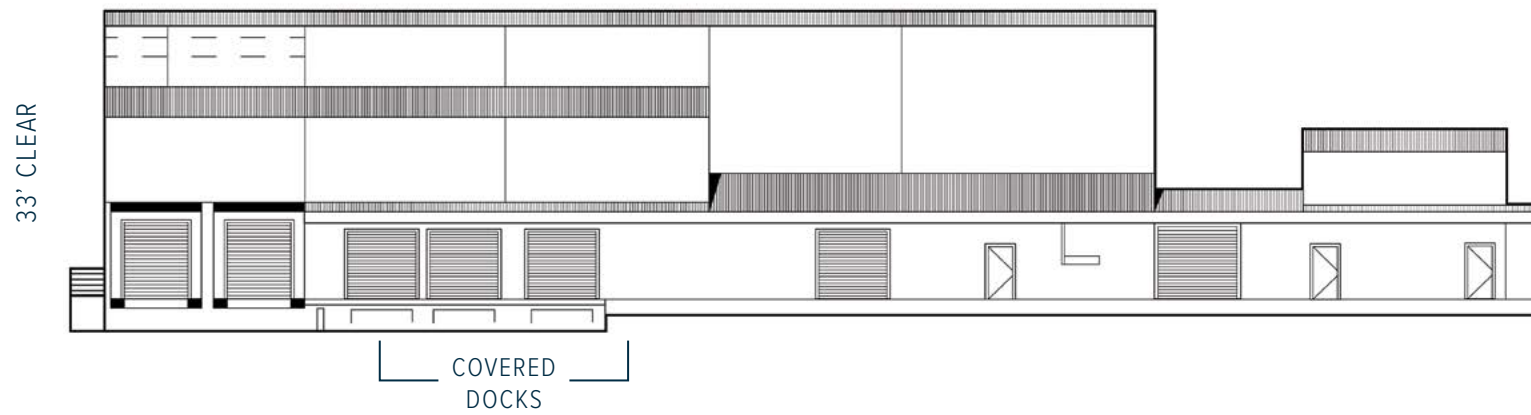
Floor Plan | 2265 Waynoka Rd



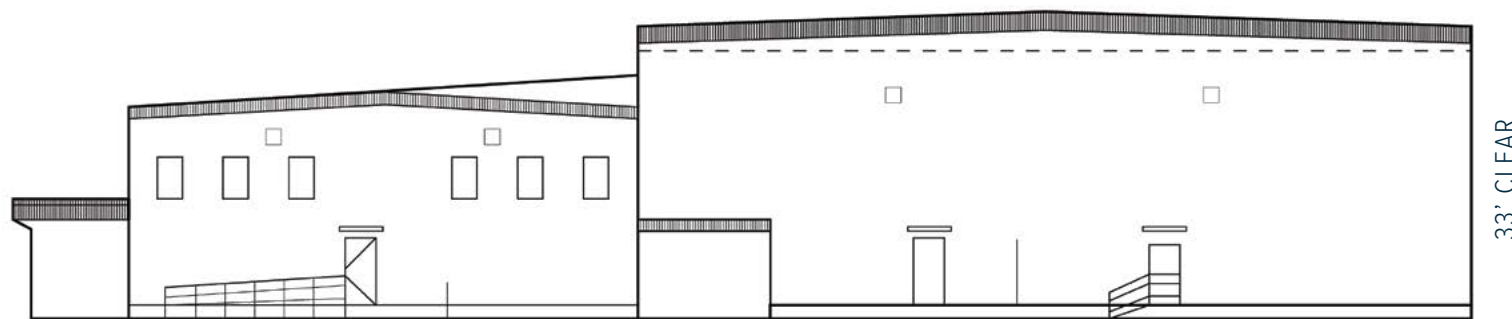
Floor Plan | 2265 Waynoka Rd



East Elevation | 2265 Waynoka Rd



North Elevation | 2265 Waynoka Rd





**OLIVE**  
REAL ESTATE GROUP, INC.

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