



FOR LEASE

10,000 SF OFFICE/WAREHOUSE

740

GEIGER CT
COLORADO SPRINGS, CO 80915

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Positioned in the heart of Colorado Springs' established eastern industrial corridor, 740 Geiger Court offers 10,000 square feet of highly functional warehouse space designed to accommodate a variety of industrial users. The property features a total building size of 30,000 SF situated on a 2.89-acre site, providing ample circulation and efficient access for deliveries, fleet operations, and day-to-day business activity.

The suite is well-equipped with 225A / 240V 3-phase power, supporting light manufacturing, fabrication, distribution, or service-oriented operations. Two 14-foot drive-in overhead doors allow for convenient loading and vehicle access, while the 18-foot clear height maximizes vertical storage capacity and racking flexibility. The building's layout and straightforward configuration make it ideal for warehouse, contractor, or flex-industrial users seeking practical, no-nonsense functionality.

Located within BP UV AO APZ2 zoning and inside the Colorado Enterprise Zone, the property benefits from a business-friendly environment and potential state-level incentives for qualifying companies. Its eastern Colorado Springs location provides efficient connectivity to Powers Boulevard, Platte Avenue, and Peterson Space Force Base, offering strong regional access for employees, suppliers, and customers alike.

Suite 740 presents an attractive leasing opportunity for tenants seeking scalable industrial space in a proven industrial submarket. With solid power, generous clear height, and dual drive-in loading, this space is well-suited to support operational efficiency and future growth.



BUILDING SIZE
30,000 SF



FENCED OUTDOOR STORAGE AVAILABLE



AVAILABLE SPACE
SUITE 740:
10,000 SF



POWER
225A/240V 3P



LOADING
(2) 12' X 14'
DRIVE-IN OHD



LEASE RATE
\$8.50/SF
NNN



ZONING
BP UV AO APZ2
COLORADO ENTERPRISE ZONE

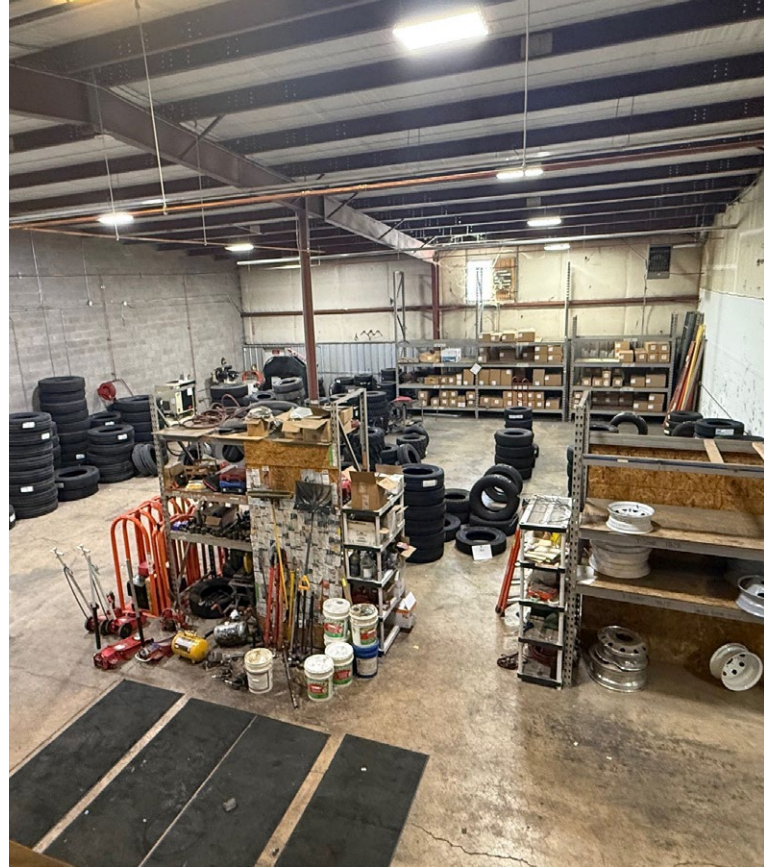


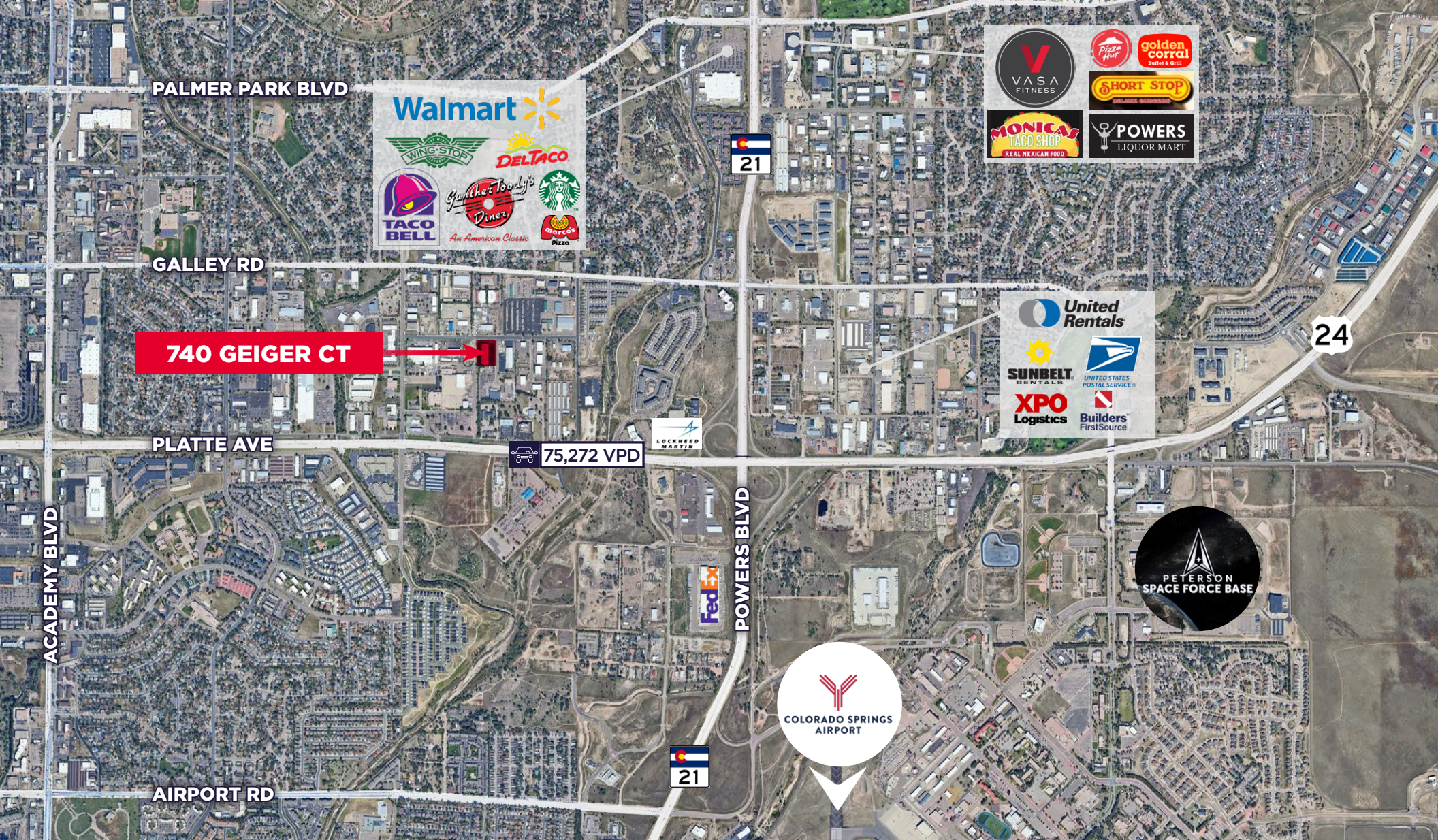
CLEAR HEIGHT
18'



NNN EXPENSES
\$2.32/SF
(2025 EST.)







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**Colorado Springs
Commercial**