

# 2265 WAYNOKA RD

COLORADO SPRINGS, CO 80915

24,840 SF FOR LEASE | OFFICE/WAREHOUSE



**UNDER NEW OWNERSHIP**  
IMPROVEMENTS UNDERWAY



# 2265 WAYNOKA RD



## UNDER NEW OWNERSHIP IMPROVEMENTS UNDERWAY



- UPDATED RESTROOMS
- INCREASED OUTDOOR STORAGE SPACE
- COMPLETE REFURBISHMENT OF THE OFFICES
- NEW FLOORING IN ALL OFFICE/BREAKROOM SPACES
- FRESH PAINT, INTERIOR AND EXTERIOR
- *NEGOTIABLE*: ADDITION OF AN AT-GRADE DRIVE-IN OVERHEAD DOOR



### BUILDING SIZE

24,840 SF



### SPACE AVAILABLE

24,840 SF



### OFFICE AREA

±4,880 SF



### YEAR BUILT

1977/2003/2025



### ZONING

I-2



### LEASE RATE

\$14.75 per SF NNN



### OUTDOOR STORAGE

1 AC



### CLEAR HEIGHT

UP TO 33'



### EXPENSES

\$4.20/SF  
(2025 EST.)



### POWER

277/480-VOLT  
3-PHASE  
600-AMPS  
CAPACITY



### LOADING

**(6) TOTAL DOCKS**  
(2) 12'X8'  
DOCK-HIGH  
W/ LEVELERS



### SITE AREA

3.5 AC



### SPRINKLERS

ESFR  
Rated for High  
Pile Storage

## FRESH UPGRADES. HIGH CLEAR. PRIME CORRIDOR.

Under new ownership, 2265 Waynoka Rd is being tuned for operators who value speed and simplicity. The site sits in the Airport submarket just off Powers Blvd—Colorado Springs' key north-south arterial—linking quickly to Platte Ave, I-25, and COS Airport for regional reach.

PROPERTY IMPROVEMENTS DESIGNED FOR TURN-KEY UTILITY DAY-ONE: Featuring expanded outdoor storage, a secure fenced and lighted yard, updated HVAC and restrooms, new flooring, refreshed interior/exterior finishes, and an improved, more functional office layout.

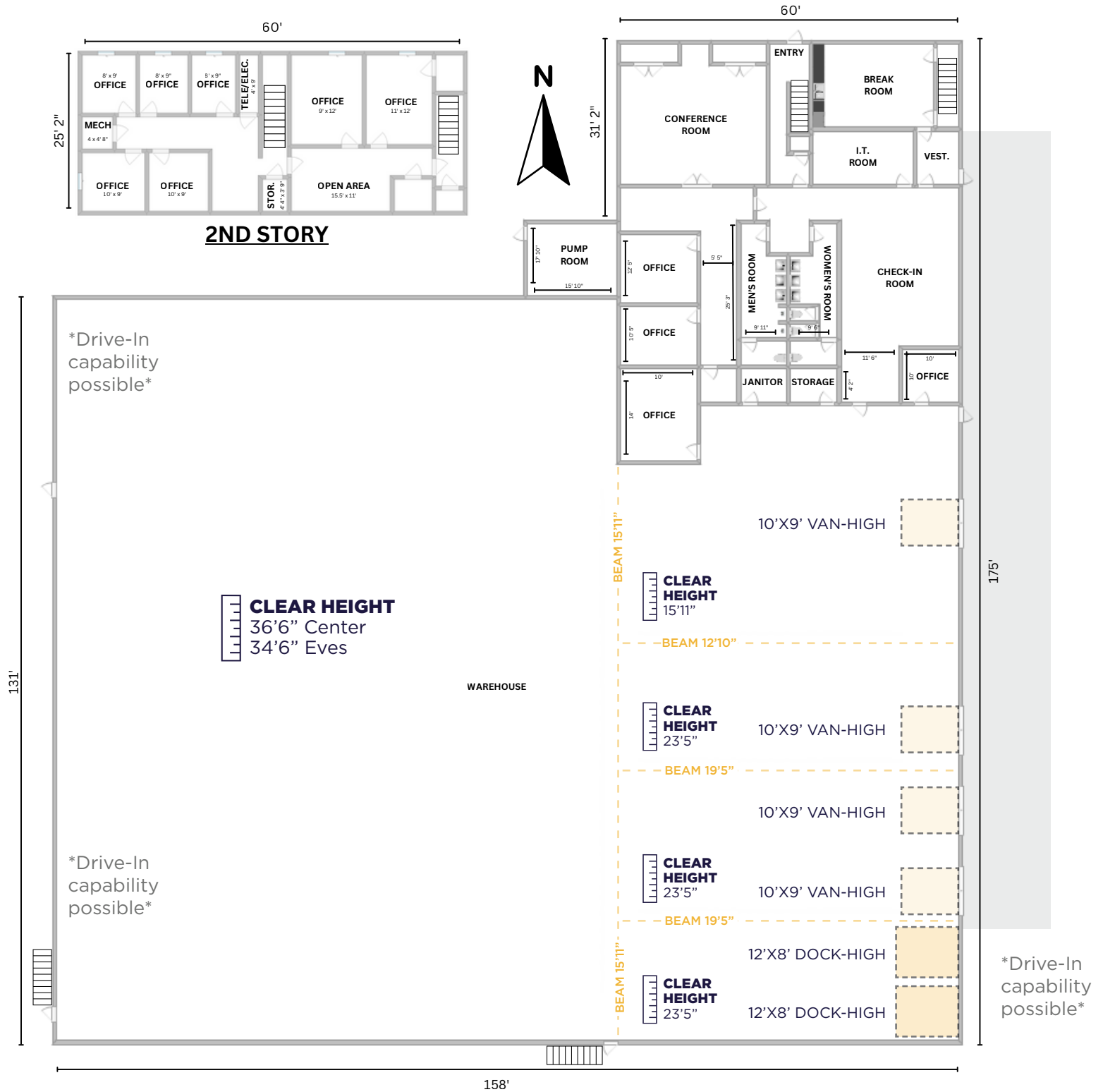
Drive-in and dock-high loading pairs with rare 10.5'-33' clear heights at this size, creating real flexibility for racking, light distribution, service, and trades.

It's a clean, secure, well-connected base—ready to plug in and go, with ownership actively investing to finish the upgrade.

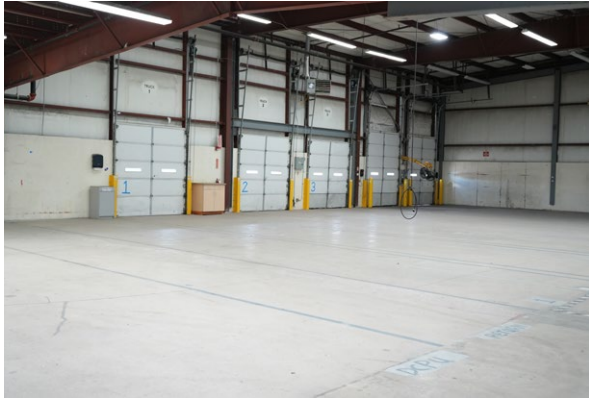


# FLOORPLAN

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.



**CONSTRUCTION PROGRESS**  
**12/2025 | NEW PAINT AND CARPET**





# 2265 WAYNOKA RD

## CONTACT



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<b>DRIVE TIMES</b>	15 Min.   COS Airport	20 Min.   Downtown COS
	20 Min.   I-25	24 Min.   Northgate

