

Warehouse/Office | For Sale or Lease

**CBRE**

# 250 Ruskin Dr

9,600 SF Warehouse & Office

Asking Price: \$1,470,000

Colorado Springs, CO 80910

Prime Warehouse/Office Building For Sale



## Prime Warehouse/Office Building

250 Ruskin Dr | Colorado Springs, CO 80910

## Property Overview

Position your business for efficiency and growth at 250 Ruskin Dr, a versatile 9,600 square foot warehouse and office facility strategically located in Southeast Colorado Springs. This functional industrial asset offers a balanced combination of warehouse space and professional office build-out, ideal for distribution, light manufacturing, contractor operations, storage, or flex users seeking both operational and administrative space under one roof.



## Property Highlights

- + Total Size: 9,600 SF
- + Configuration: Warehouse with integrated office space
- + Flexible Layout: Clear-span warehouse area with dedicated office and support areas
- + Industrial Utility: Suitable for logistics, light assembly, service trades, or e-commerce operations
- + Accessibility: Convenient access to major corridors and regional transportation routes
- + Property has 2 dock overhead doors and 1 drive in overhead door.

## Strategic Location

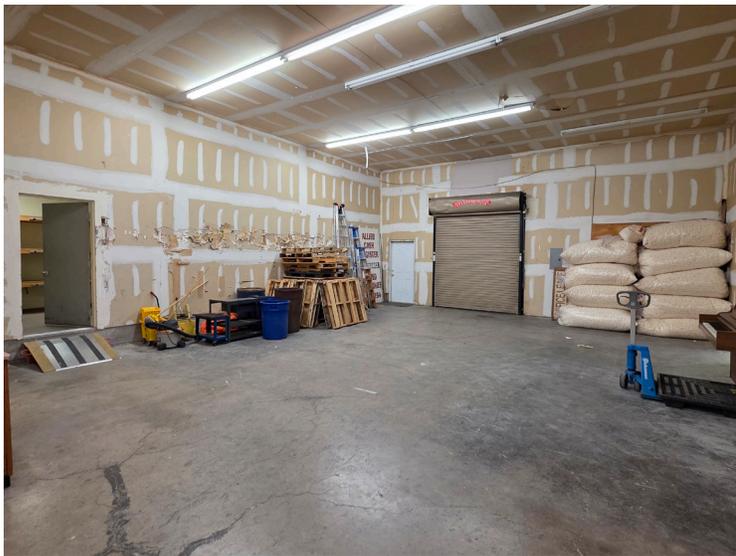
Situated in the 80910 industrial corridor of Colorado Springs, the property benefits from:

- + Quick access to Interstate 25, Hwy-24 and Powers Blvd, providing fast and easy connection routes to anywhere in southern Colorado
- + Proximity to major employment centers and distribution routes
- + Short drive to downtown Colorado Springs

This location supports efficient last-mile distribution and contractor operations serving the greater Pikes Peak region.

## Ideal For

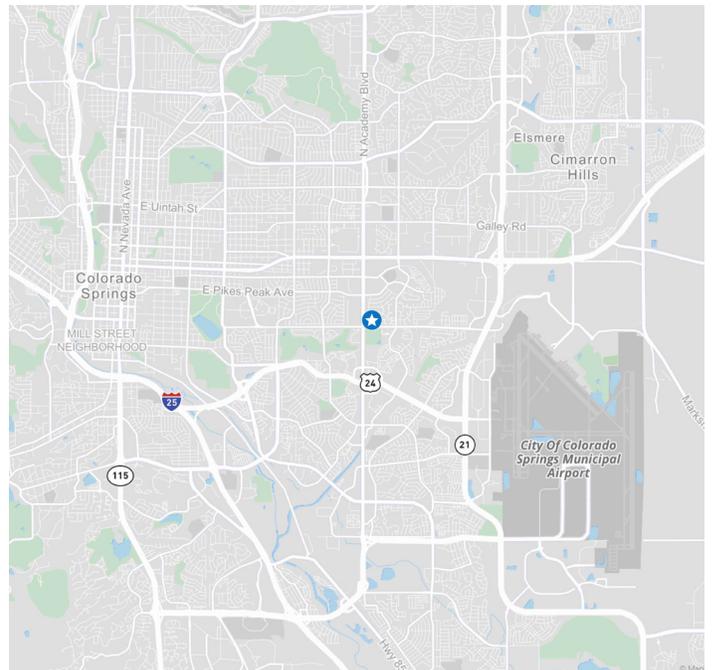
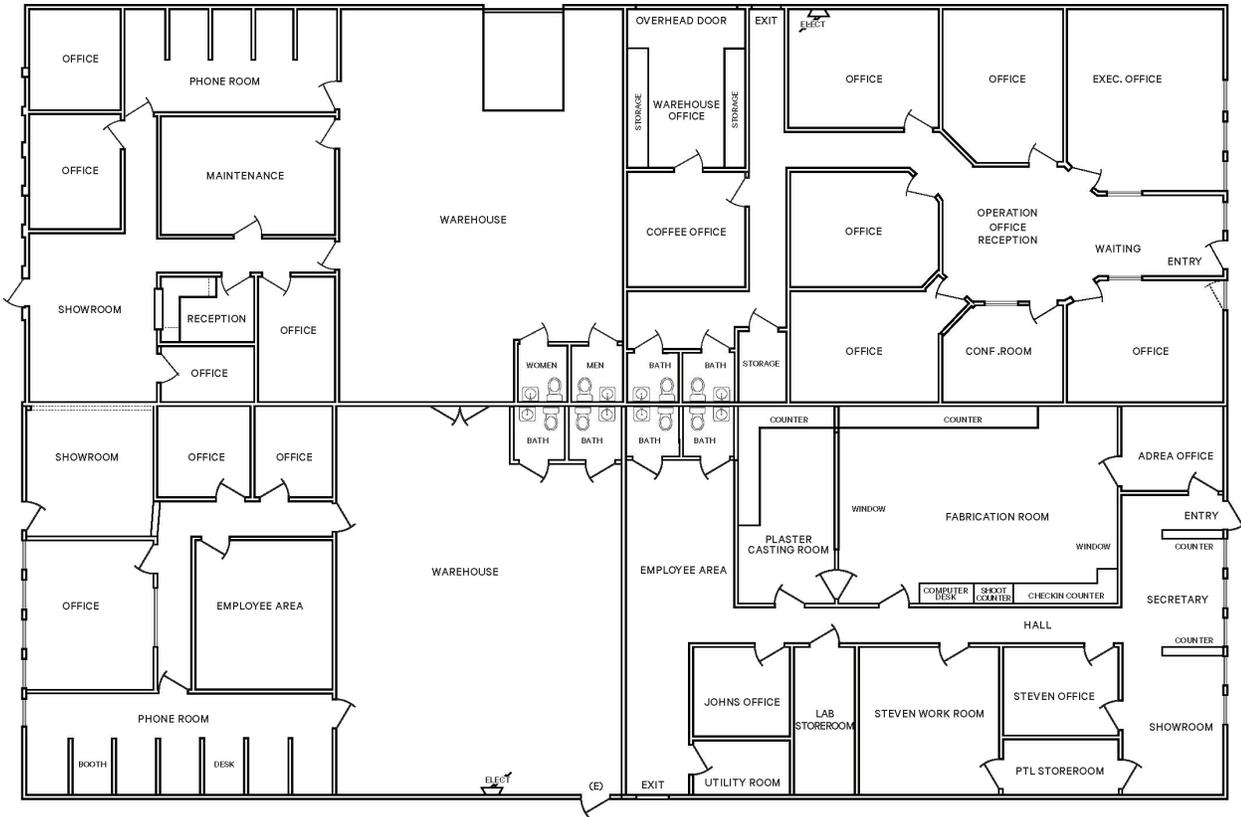
- + Construction and trade companies
- + Storage & fulfillment
- + Distribution & logistics operators
- + Service-based businesses requiring warehouse + office integration
- + Light manufacturing



## Functional Design

The warehouse area provides ample space for storage, racking, equipment staging, or production workflows, while the built-in office component supports management, sales, and administrative functions. The layout promotes operational efficiency by separating client-facing or administrative areas from warehouse activity.

## Floor Plan





250 Ruskin Dr presents a strong opportunity for owner-users or investors seeking a well-located industrial asset in a steadily growing Colorado market. For additional details, including zoning, clear height, loading configuration, or financials, contact the listing broker.

## Contact Us

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