

# 2450 CANADA DR

COLORADO SPRINGS, CO 80915

**BUILT FOR SCALE: CLEAR-SPAN INDUSTRIAL WITH OVERSIZED DOORS ON 2.12 AC**



**FOR SALE | 25,575 RSF OFFICE/WAREHOUSE**  
2 Oversized 34' x 24' Roll-Up Doors & 24'-36' Clear



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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2450 Canada Drive delivers a high-function industrial opportunity in Colorado Springs' East submarket, purpose-built for users that need space, access, and flexibility. The property sits on a **2.12-acre site** and features a **clear-span building**, allowing for efficient layouts, uninterrupted operations, and maximum usability.

The building is exceptionally well-equipped with **two oversized 26' x 26' grade-level roll-up doors**, plus three (3) additional grade level overhead doors, providing unmatched access for large vehicles, equipment, and specialty uses. This door configuration supports a wide range of industrial applications—from logistics and warehousing to fabrication, service, and contractor operations.

The fully fenced site offers **potential for secured outdoor storage**, or equipment lay-down, adding another layer of operational versatility. Located within an established industrial corridor with strong connectivity to major arterials and regional employment centers, 2450 Canada Drive presents a rare opportunity.



**25,230 SF**  
BUILDING SIZE



**2.12 AC**  
LOT SIZE



**54 SPACES**  
PARKING



**YES**  
FIRE SPRINKLERS



**1983**  
YEAR BUILT



**\$4,750,000**  
SALE PRICE



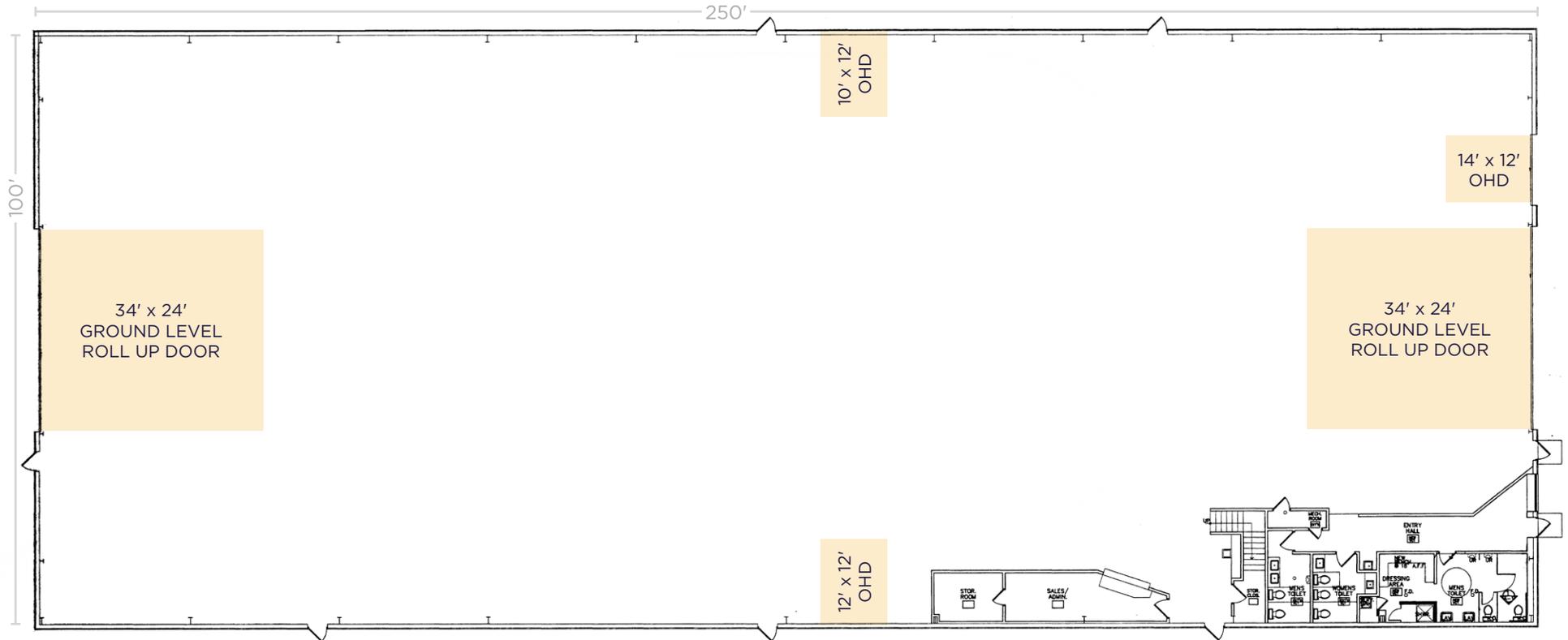
**CC CAD-O**  
ZONING



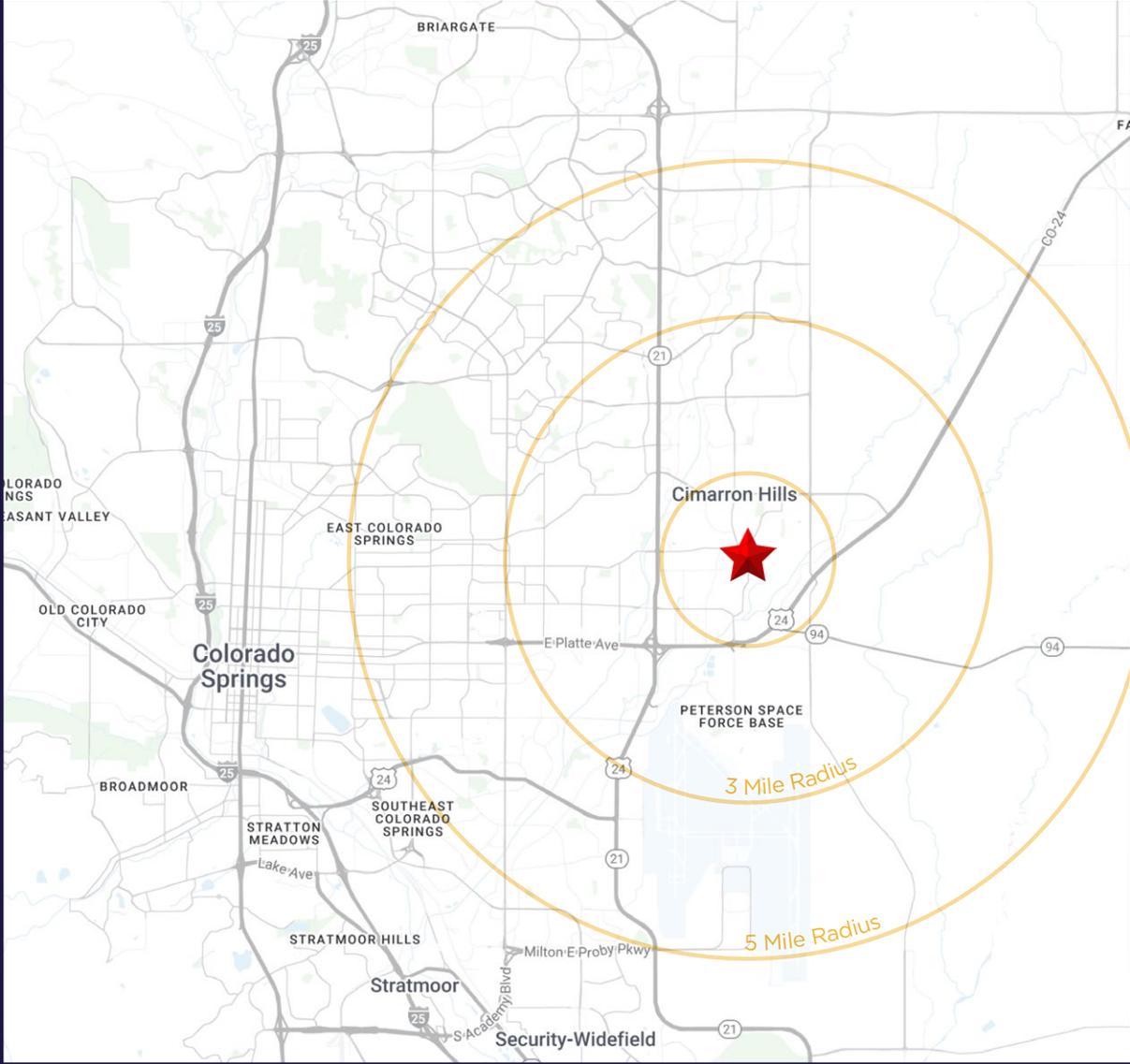
**\$188.26/SF**  
PRICE PER SF



**24'-36'**  
CLEAR HEIGHT



# SITE PLAN



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