



2185 JANITELL ROAD COLORADO SPRINGS, CO 80906

www.2185Janitell.com

**BUILD TO SUIT
AVAILABLE Q1 2026**

**UP TO 12,362 SF INDUSTRIAL
& UP TO 4 ACRES OF YARD**

FROM \$14.00 NNN

INDUSTRIAL/YARD

- UP TO 12,362 SF AVAILABLE
- UP TO 4 ACRES OF YARD AVAILABLE
- BUILD TO SUIT OFFICE SPACE
- 4 GRADE LEVEL DRIVE IN DOORS
- I-25 PROXIMITY
- 20' CLEAR HEIGHT
- COUNTY M1 ZONING
- 2026 NNN ESTIMATE: \$3.50/SF

***CONSTRUCTION PROGRESS AS OF 2/12/26**

Q1 2026 delivery of brand new construction in the southwest submarket. The warehouse features convenient amenities such as well water access, packaged ceiling heaters, and grade level drive in doors for loading.

This property offers an exceptional opportunity for companies looking to expand their operations or establish a new base with close proximity to Interstate 25.

For more information, please contact:



Parker Curry
Broker
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LOCATION

East of I-25, South of Hwy 24 off Las Vegas

ZONING

County M1

Tax Schedule Number

64283-01-005

Construction

Metal Pre-Fab

Available Space

Up to 12,362 SF build to suit
Office/Warehouse

Site

5.35 acres

HVAC

Packaged heaters in warehouse
100% HVAC in office

Lease Rate

From \$14.00 NNN Year 1

For more information, please contact:



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