

Industrial Building For Sale or Lease

2264 NAEGELE RD • COLORADO SPRINGS, CO 80904



2264 NAEGELE ROAD, a 6,482 SF industrial/office building, offers flexible owner-user potential with excellent visibility along Highway 24. Situated on two parcels totaling 1.76 acres, the property provides ample outdoor yard/storage space and functional warehouse/office layouts.

With proximity to I-25, downtown Colorado Springs, and the west side corridor, the property offers ideal positioning for contractors, service providers, distributors, or businesses needing both office and warehouse/yard capacity in one location.

- **Flexible Use** - Mix of office and warehouse space
- **Construction Type** - Steel frame, metal building
- Ideal for contractors, service providers, light manufacturing, or distributors needing both warehouse and yard space
- Ample outdoor storage for vehicles, equipment or materials

SALE PRICE:	\$1,650,000.00 (\$254.55/SF)
LEASE RATE:	Contact Broker
BUILDING SIZE:	6,482 SF +/-
LOT SIZE:	76,683 SF (1.76 Acres)
ZONING:	MX-L (Former C6)
YEAR BUILT:	1967
PARKING:	Abundant
POWER:	600 Amp, 3-Phase
OVERHEAD DOORS:	(3) 11'x12'
CLEAR HEIGHT:	12' - 14'
PARCEL NUMBERS:	7411300039 & 7411300043

FLOOR PLAN
2264 NAEGELE RD
6,482 SF AVAILABLE

