

INDUSTRIAL BUILDING FOR LEASE

815 S Sierra Madre St

COLORADO SPRINGS, CO 80903



815 S SIERRA MADRE presents a rare opportunity to lease a highly functional industrial building in a central and accessible location. Situated just minutes from I-25 and the heart of Downtown Colorado Springs, this 17,218 SF property offers a blend of warehouse, office, showroom, and mezzanine storage space - ideal for tenants seeking convenience, flexibility, and visibility.

- (1) 8' x 8' Drive-In Door
- (2) 8' x 8' Van High Doors
- Fire Sprinklered
- 22' Clear Height in warehouse
- 600-Amp Electric Service
- Secure mezzanine and additional storage space
- Located within an Opportunity and Enterprise Zone

BUILDING SIZE:

17,218 SF
Plus 3,386 SF Mezzanine

LEASE RATE:

\$10.00 / SF NNN

NNN EXPENSES:

\$2.50 / SF (2026 Est.)

YEAR BUILT/RENOVATED:

1973

ZONING:

FBZ-T2B

CLEAR HEIGHT:

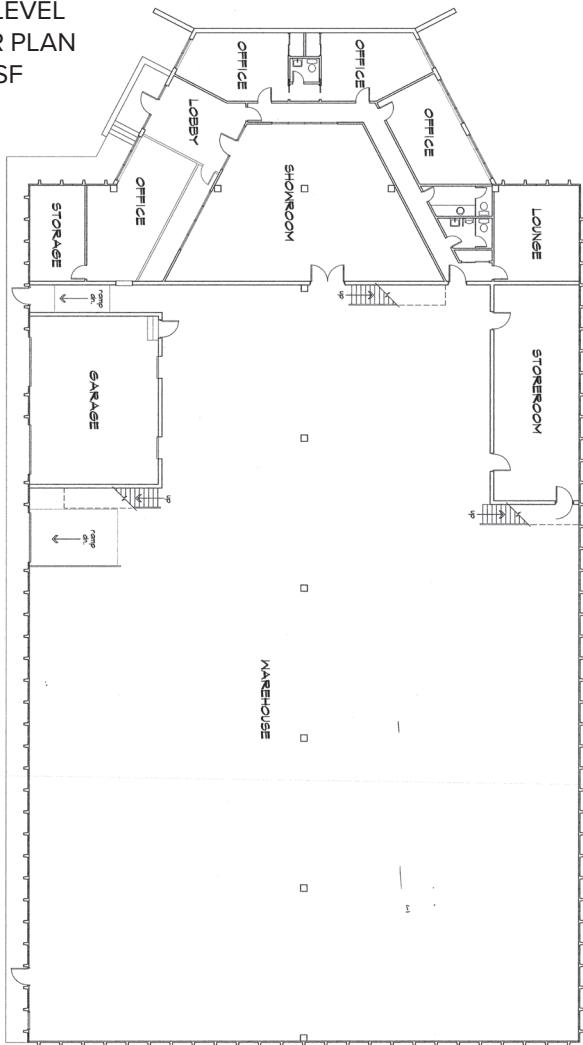
22'

TAX SCHEDULE NUMBER: 64192-07-023

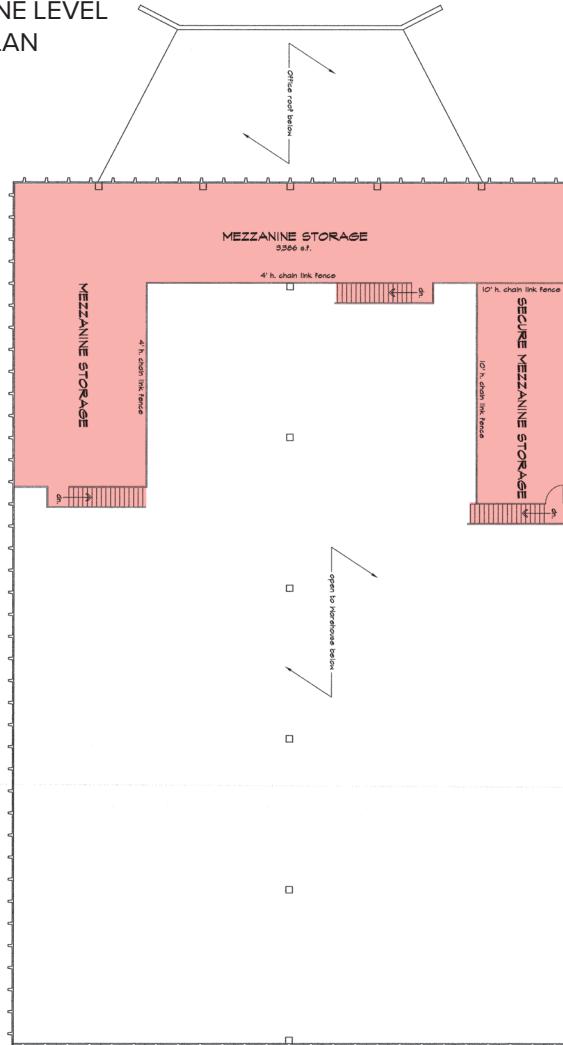
LAND SIZE:

28,500 SF

MAIN LEVEL
FLOOR PLAN
17,218 SF



MEZZANINE LEVEL
FLOOR PLAN
3,386 SF



Site Aerial



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