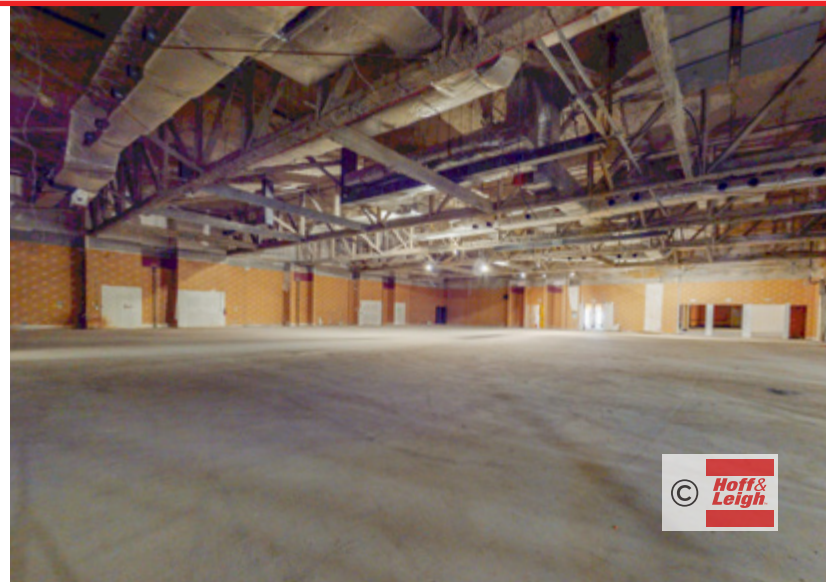


RARE ±22,000 SF FLEX / ASSEMBLY OPPORTUNITY | I-25 ACCESS

2886 S CIRCLE DRIVE, COLORADO SPRINGS, CO 80906

**Overview**

This ±22,000 SF open shell space, offers a rare opportunity for users seeking large-format, flexible square footage in a central Colorado Springs location. Delivered in shell condition, the space allows tenants to design and build to suit a wide range of uses including assembly, fitness, training, and flex industrial applications.

The space features clear heights ranging from approximately 10' to 18' and is supported by abundant on-site parking, making it well-suited for high-occupancy users. Flexible MX-M zoning allows for a variety of commercial and assembly uses by right, helping streamline occupancy timelines.

Ownership is open to demising the space and working with qualified tenants on deal structure, including tenant improvements and free rent.

Highlights

- Approximately 16,000 SF of double-height flex/industrial space
- Approximately 6,000 SF of adjacent support/flex space
- Clear heights up to approximately 18'
- Exclusive commercial entrance
- 150-300 on-site parking spaces
- MX-M zoning
- Strong I-25 access and visibility

Property Details**Lease Rate**

- \$6.50 - \$10.00 NNN

Space Available

- 22,000 SF

Zoning

- MX-M

Rev: July 23, 2026

Our Network Is Your Edge

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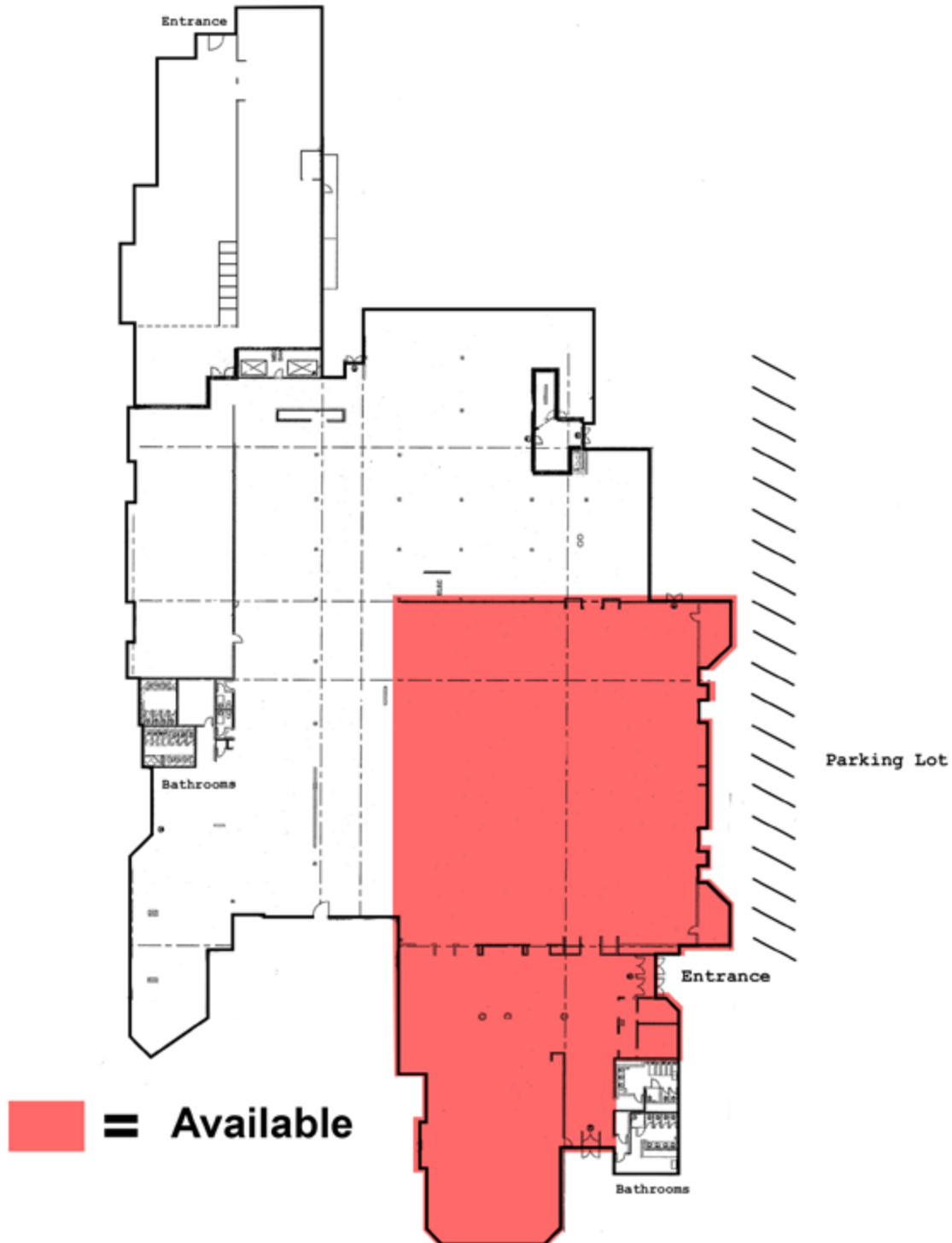
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Floor Plan

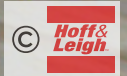


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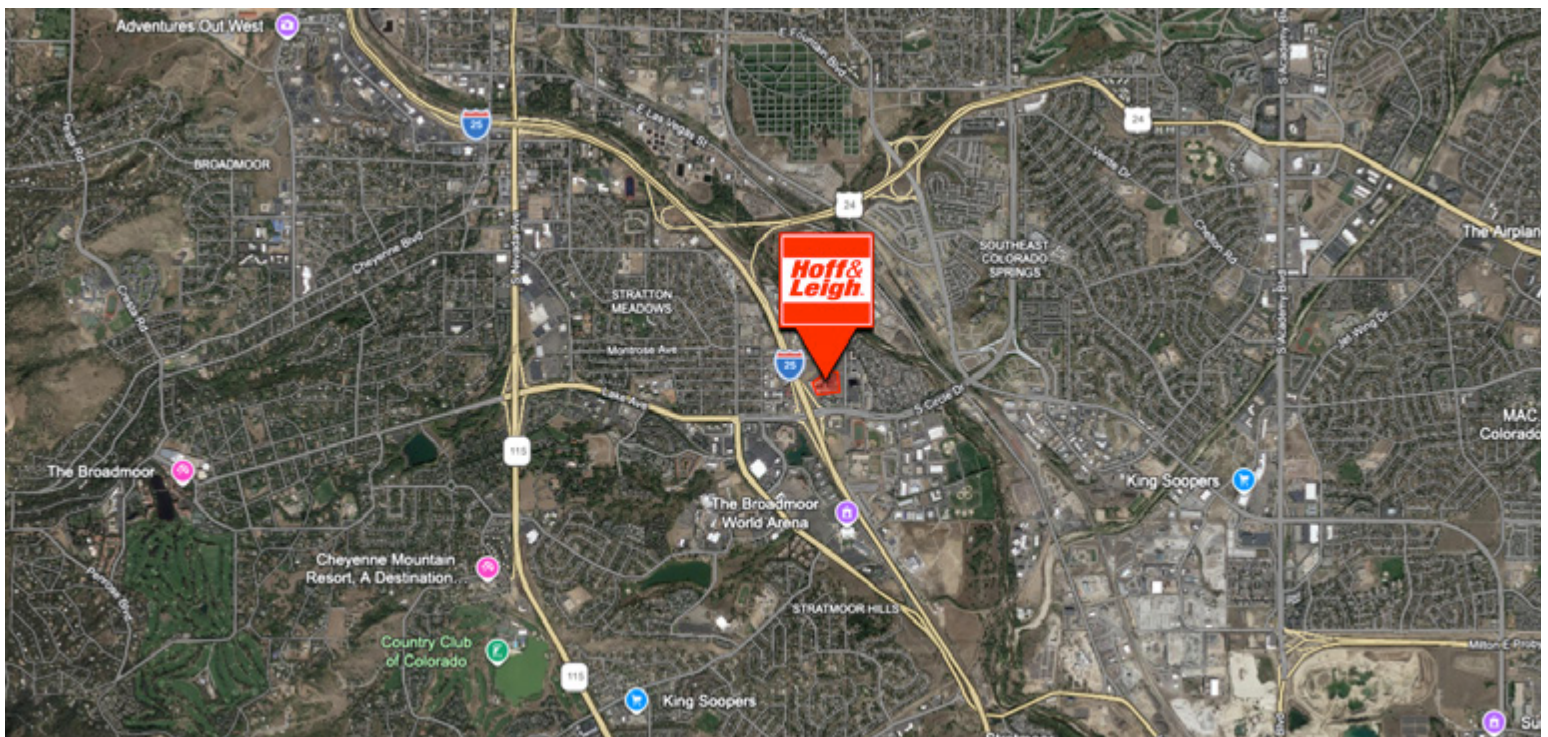
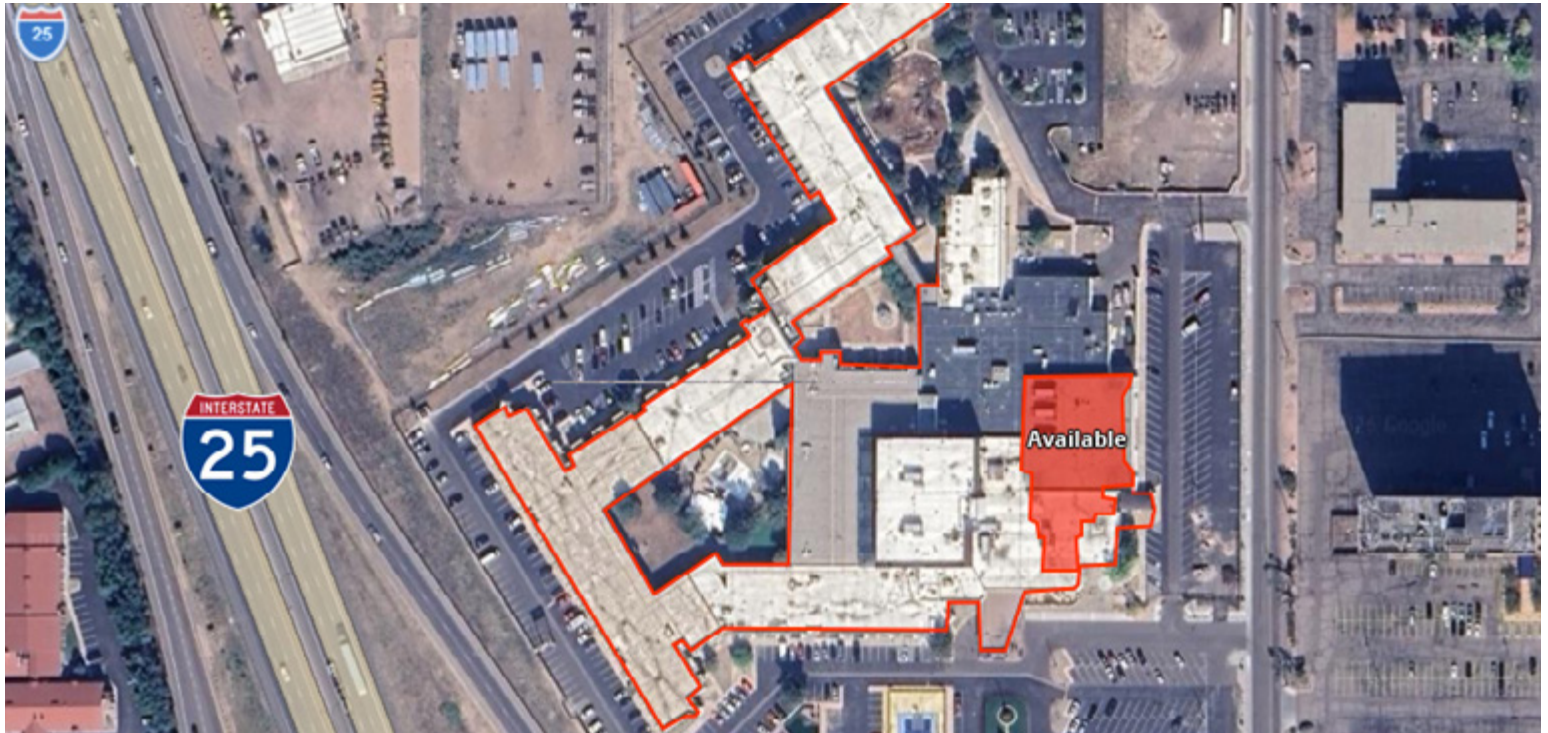
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