

2265 WAYNOKA RD

COLORADO SPRINGS, CO 80915

BESPOKE
HOLDINGS



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

24,840 SF FOR LEASE | OFFICE/WAREHOUSE



SCAN QR OR
CLICK HERE TO
**VIEW PROPERTY
INTRO VIDEO**



2265 WAYNOKA RD



BUILDING SIZE

24,840 SF



SPACE AVAILABLE

24,840 SF



OFFICE AREA

±4,880 SF



YEAR BUILT

1977/2003/2025



ZONING

I-2



LEASE RATE

\$14.75 per SF NNN



OUTDOOR STORAGE

1 AC



CLEAR HEIGHT

UP TO 33'



EXPENSES

\$4.20/SF
(2025 EST.)



POWER

277/480-VOLT
3-PHASE
600-AMPS
CAPACITY



LOADING

(6) TOTAL DOCKS
(2) 12'X8'
DOCK-HIGH
W/ LEVELERS



SITE AREA

3.5 AC



SPRINKLERS

ESFR
Rated for High
Pile Storage



FRESH UPGRADES. HIGH CLEAR. PRIME CORRIDOR.

Under new ownership, 2265 Waynoka Rd is being tuned for operators who value speed and simplicity. The site sits in the Airport submarket just off Powers Blvd—Colorado Springs' key north-south arterial—linking quickly to Platte Ave, I-25, and COS Airport for regional reach.

PROPERTY IMPROVEMENTS DESIGNED FOR TURN-KEY UTILITY DAY-ONE: Featuring expanded outdoor storage, a secure fenced and lighted yard, updated HVAC and restrooms, new flooring, refreshed interior/exterior finishes, and an improved, more functional office layout.

Drive-in and dock-high loading pairs with rare 10.5'-33' clear heights at this size, creating real flexibility for racking, light distribution, service, and trades.

It's a clean, secure, well-connected base—ready to plug in and go, with ownership actively investing to finish the upgrade.



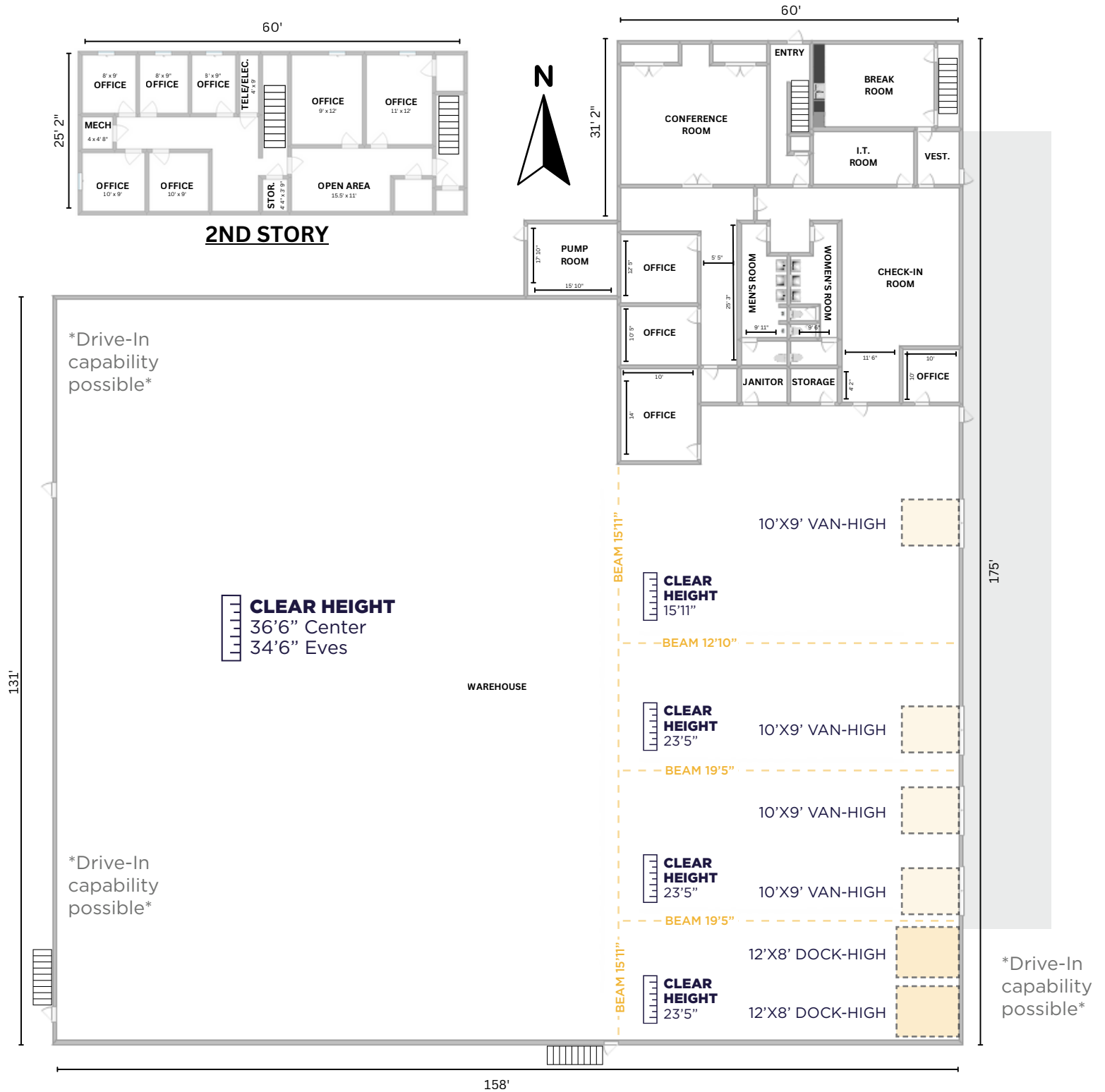
IMPROVEMENTS UNDERWAY



- UPDATED RESTROOMS
- INCREASED OUTDOOR STORAGE SPACE
- COMPLETE REFURBISHMENT OF THE OFFICES
- NEW FLOORING IN ALL OFFICE/BREAKROOM SPACES
- FRESH PAINT, INTERIOR AND EXTERIOR
- *NEGOTIABLE:* ADDITION OF AN AT-GRADE DRIVE-IN OVERHEAD DOOR

FLOORPLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.





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CONTACT



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DRIVE TIMES



15 Min. | COS Airport



20 Min. | Downtown COS



20 Min. | I-25



24 Min. | Northgate

