

Westside Warehouse Available Nov. 1

2120 NAEGELE ROAD, COLORADO SPRINGS, COLORADO 80904



Overview

Hard-to-find westside warehouse available November 1, 2025. Total of 7,000 SF with 2,000 SF of reception/showroom, 2 private offices, and 5,000 SF of warehouse with a 12'x14' drive-in door, paint booth (serviceable), and heavy power (3 Phase, 600-amp, 120/208v).

Located in Colorado Springs with MX-L zoning, this property offers flexibility for a wide range of businesses.

Why It Works

- Fenced yard with private east entrance
- Outdoor storage (additional west yard possible)
- Well-lit and secure with existing cameras
- Shared site with multiple tenants

Possibilities

- Contractors or service businesses
- Light manufacturing or fabrication
- Auto repair or specialty trade shops
- Flex warehouse with showroom

Highlights

- Fenced yard space
- High visibility location
- Paint Booth

Property Details



Lease Rate
\$12.00 SF/YR (NNN)



Building Size
7,000 SF



Space Available
7,000 SF



Lot Size
0.5 Acres



Zoning
MX-L

Rev: October 3, 2025



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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