

2120 NAEGELE ROAD, COLORADO SPRINGS, COLORADO 80904



### Overview

ard-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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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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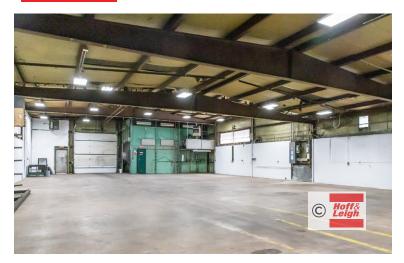
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