

MULTIPLE FLEX / INDUSTRIAL OPPORTUNITIES | I-25 ACCESS

2886 S CIRCLE DRIVE, COLORADO SPRINGS, CO 80906



Overview

This unique commercial opportunity offers multiple leasing configurations totaling approximately **55,600 SF**, allowing tenants to lease anywhere from approximately **6,000 SF** to **55,600 SF**. The property can accommodate a variety of industrial, warehouse, recreation, assembly, distribution, and flex users.

The property features clear heights ranging from approximately **10'** to **16'**, abundant on-site parking, multiple commercial entrances, excellent I-25 access, and flexible MX-M zoning. Ownership is willing to work with qualified tenants on tenant improvements and deal structure to accommodate a variety of operational needs.

Highlights

- Multiple lease configurations available
- Spaces from approximately **6,000 SF** to **55,600 SF**
- Double-height and standard-height options
- Clear heights up to approximately **16'**
- Multiple commercial entrances
- 150-300 on-site parking spaces
- MX-M zoning
- Excellent I-25 access and visibility

Property Details

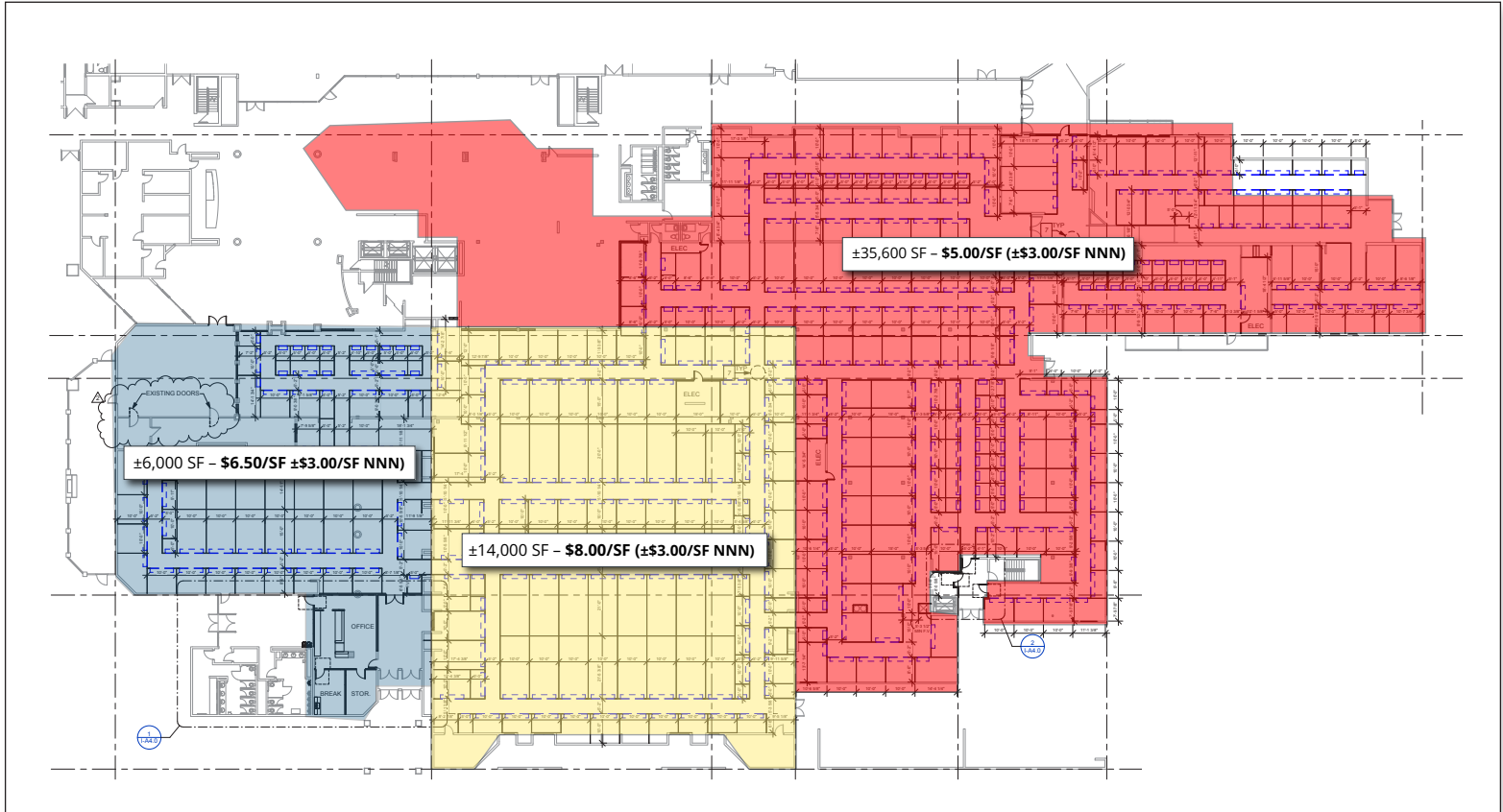
Space Available ■ ±6,000 SF – ±55,600 SF

Lease Rate ■ ±35,600 SF – **\$5.00/SF** (±\$3.00/SF NNN)
±14,000 SF – **\$8.00/SF** (±\$3.00/SF NNN)
±6,000 SF – **\$6.50/SF** (±\$3.00/SF NNN)

Zoning ■ MX-M

Rev: September 10, 2026

Floor Plan Overview



Lease Rate

- ±35,600 SF - \$5.00/SF (±\$3.00/SF NNN)
- ±14,000 SF - \$8.00/SF (±\$3.00/SF NNN)
- ±6,000 SF - \$6.50/SF (±\$3.00/SF NNN)

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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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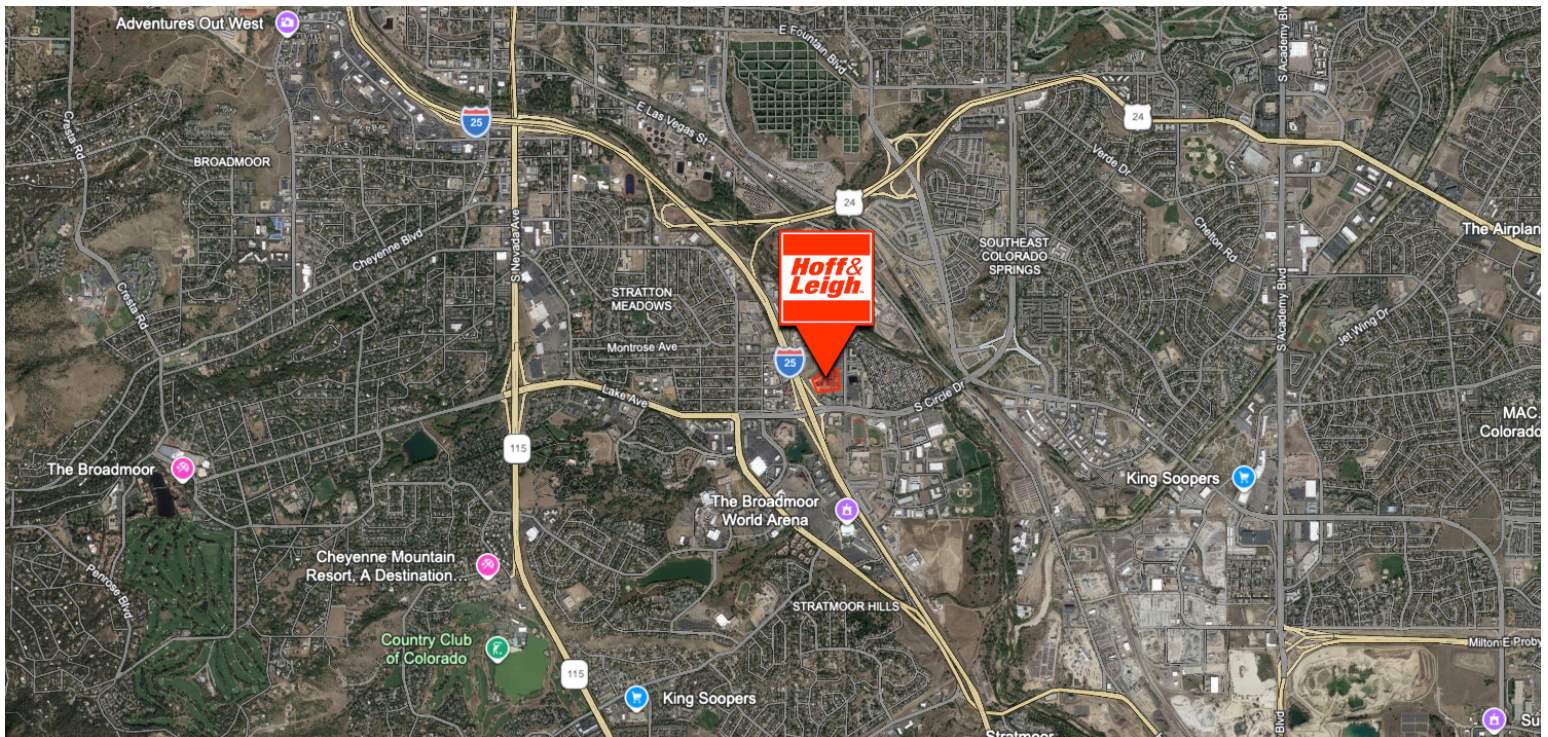
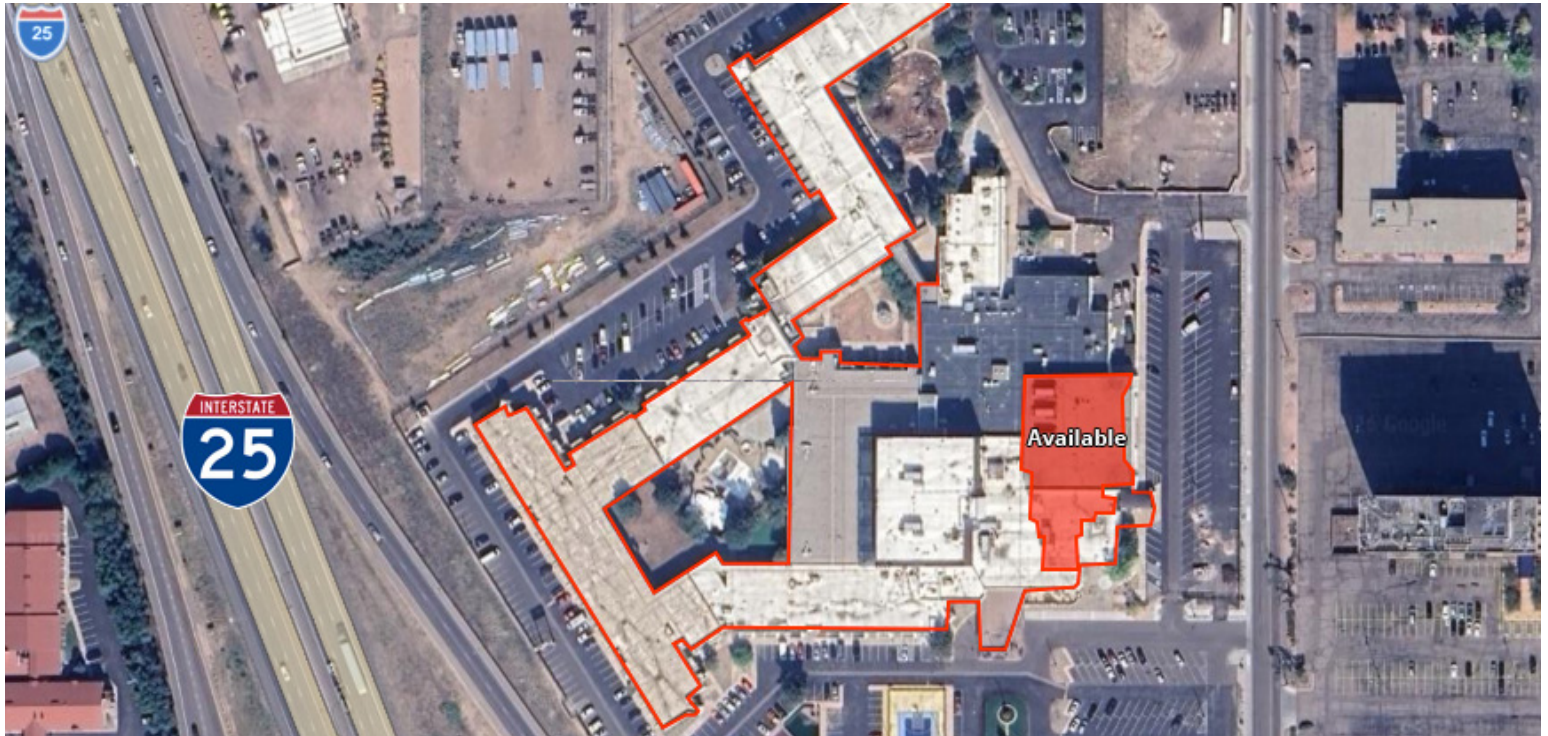
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