



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

# 777

# CONRAD ST

COLORADO SPRINGS, CO 80915

FOR LEASE OR SALE

**3,600 SF INDUSTRIAL WAREHOUSE**  
ON 3.61 ACRE LOT WITH FENCED OUTDOOR STORAGE



**INTRO VIDEO**

SCAN QR CODE OR  
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# 777 CONRAD ST

COLORADO SPRINGS, CO 80915

Situated on 3.61 fenced acres in the Powers Boulevard Corridor, 777 Conrad St offers a rare industrial opportunity with outdoor storage in one of Colorado Springs' most active submarkets.

The property features a well-maintained 3,600 SF steel-construction office/warehouse with a large drive-in loading door, plus an additional 1,160 SF storage building. Zoned I-2 CAD-O, the site is ideal for a single-user or potential redevelopment into a multi-tenant industrial yard.

With its secure yard, functional layout, and proximity to major arterials, this property appeals to users seeking warehouse space with outdoor storage—an increasingly limited asset in the local market.



## BUILDING SIZE

3,600 SF



## SITE AREA

3.61 AC



## LEASE RATE

\$18,000/Mo.  
NNN



## YEAR BUILT

1998



## LOADING

(1) 12' X 14'  
DRIVE-IN OHD



## NNN EXPENSES

\$1,449/Mo.  
(2025 EST.)



## ZONING

I-2 CAD-O  
COLORADO  
ENTERPRISE  
ZONE



## CLEAR HEIGHT

16'



## PURCHASE PRICE

Contact Broker

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# FLOOR PLAN







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