

4295 NORTHPARK DR

COLORADO SPRINGS, CO 80907



8,495 SF FOR LEASE | **OFFICE/WAREHOUSE**



**Colorado Springs
Commercial**

BUILDING HIGHLIGHTS

4295 Northpark Dr is well-suited for industrial users seeking functional space. With one dock-high door, one drive-in door, and 18' clear height, this property is a hard-to-find space in the Colorado Springs market.

Located just off Garden of the Gods Road with quick access to I-25, the property provides strong regional connectivity and nearby amenities.



BUILDING SIZE

18,432 SF



SPACE AVAILABLE

8,495 SF



YEAR BUILT

1975



ZONING

LI



PARKING

1.09 per
1,000 RSF



LEASE RATE

\$12.50 per SF
NNN



NNN EXPENSES

\$3.34/SF
(2025 EST.)



AVAILABLE LOADING

(1) DRIVE-IN
(1) DOCK-HIGH



CLEAR HEIGHT

18'



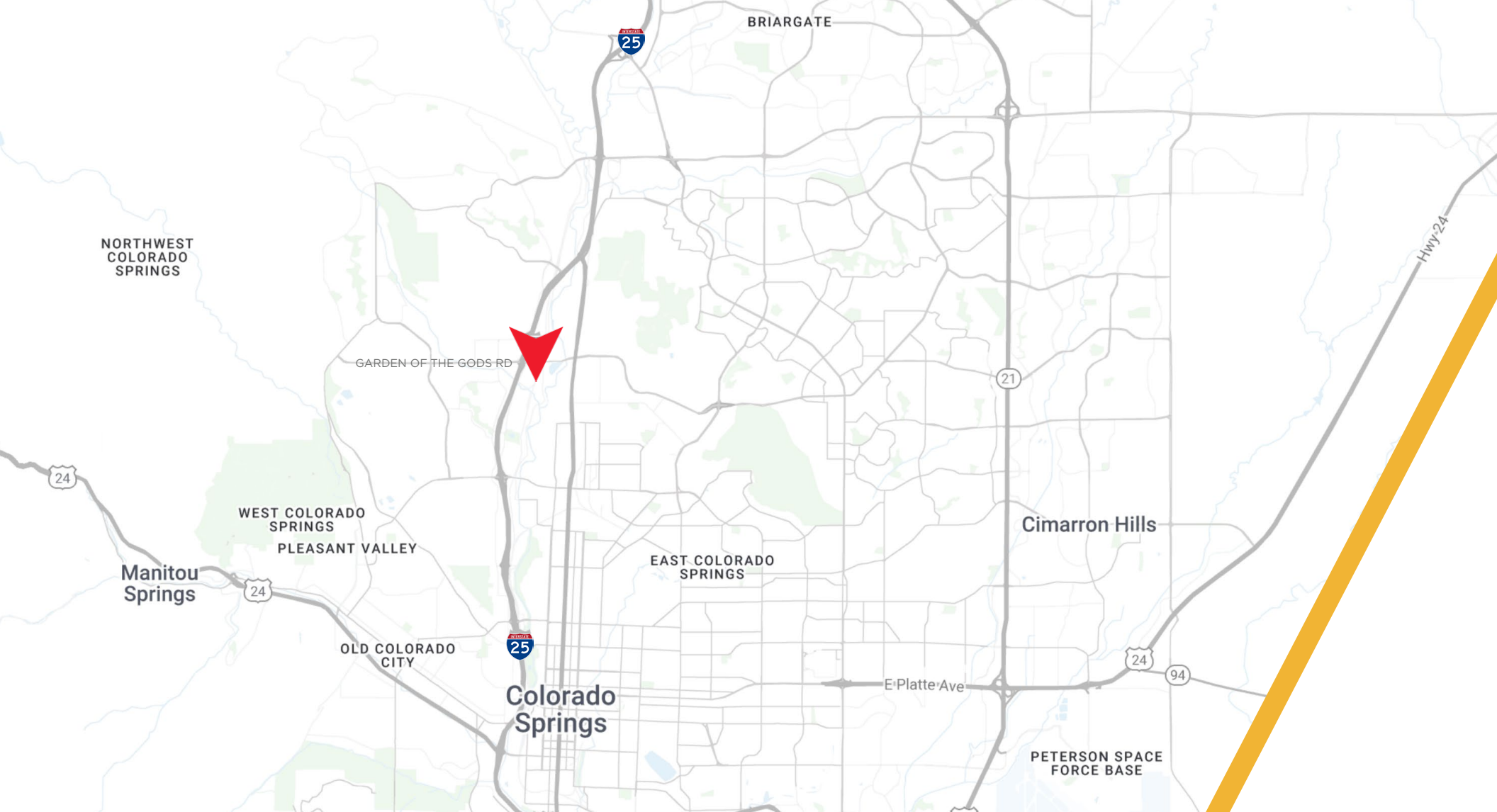
POWER

1600 AMPS
3PHASE/4WIRE
120/208 VOLTS

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