

# 4295 NORTHPARK DR

COLORADO SPRINGS, CO 80907



8,495 SF FOR LEASE | OFFICE/WAREHOUSE



CUSHMAN &  
WAKEFIELD

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'



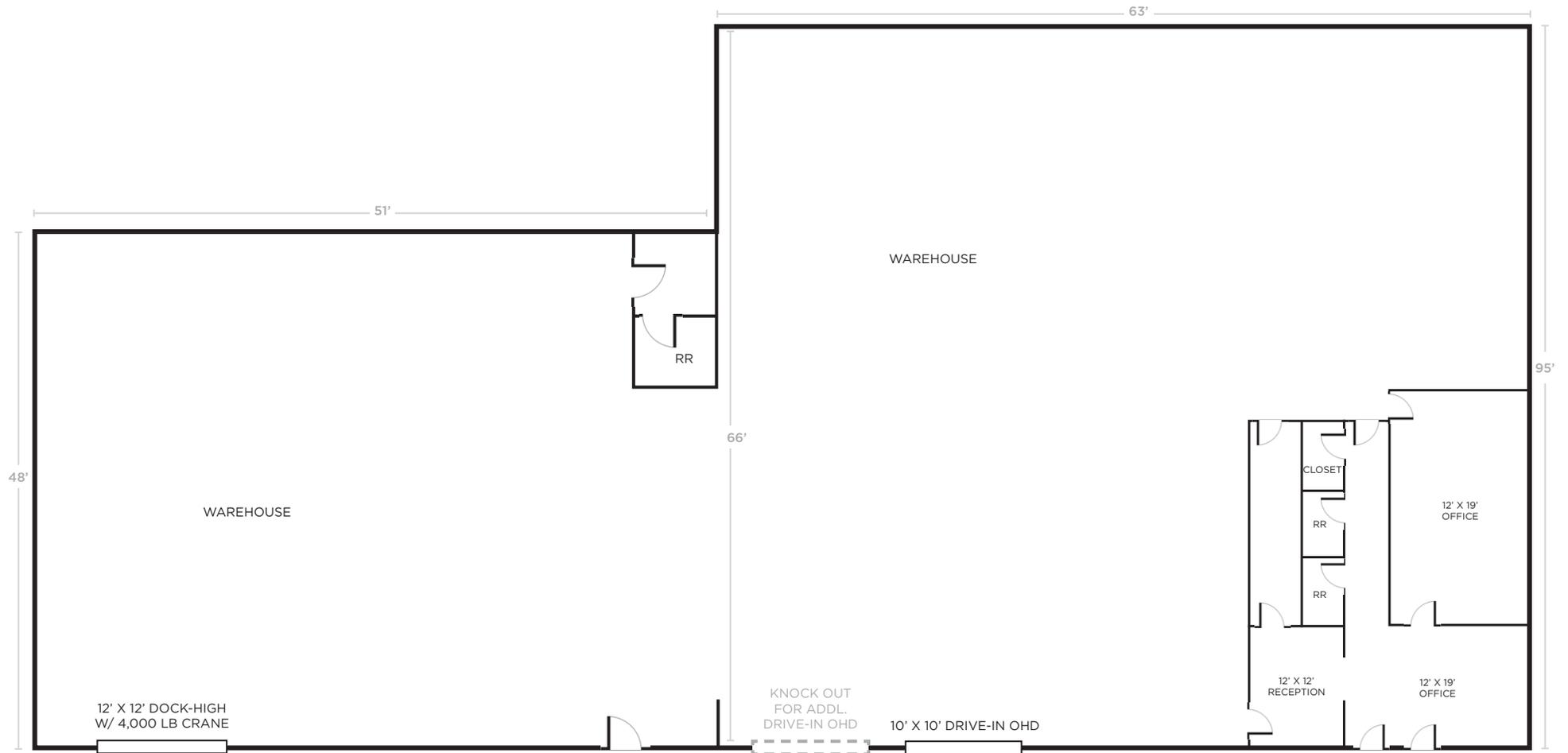
## POWER

1600 AMPS  
3PHASE/4WIRE  
120/208 VOLTS



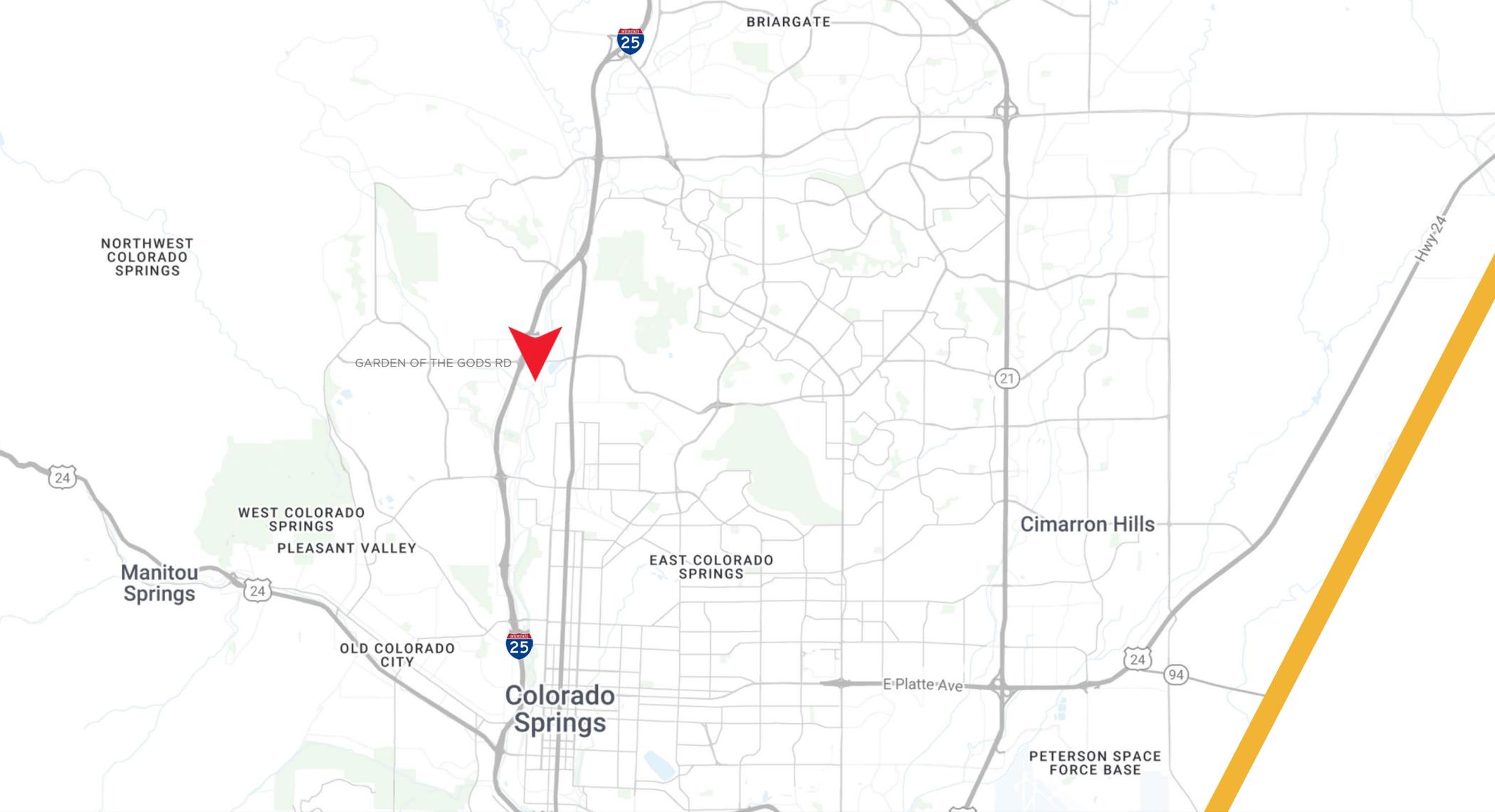
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# FLOORPLAN



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.

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