



FOR SALE OR LEASE | 24,000± SF OFFICE/WAREHOUSE ON 1.69 AC



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

4440 MARK DABLING BLVD

COLORADO SPRINGS, CO 80907

Positioned in one of Colorado Springs' most established industrial corridors, 4440 Mark Dabbling Blvd offers a rare opportunity to acquire or lease a highly functional $\pm 24,000$ SF flex/industrial facility with exceptional accessibility and operational versatility. Situated on 1.69 acres just minutes from I-25 and Garden of the Gods Road, the property provides seamless connectivity throughout Colorado Springs and the greater Front Range, making it ideal for distribution, service, manufacturing, or contractor-oriented users.

The building features approximately 21' clear height, functional bay spacing, and six grade-level overhead doors, including oversized drive-in access points that accommodate a wide range of industrial operations. The site layout also offers ample parking and the potential for exterior storage, a highly sought-after feature within the Garden of the Gods industrial submarket. Interior configurations support both warehouse and showroom/service applications, creating flexibility for owner-users, investors, or tenants seeking scalable industrial space.

4440 Mark Dabbling benefits from immediate proximity to major retail, dining, and business amenities along the Garden of the Gods and North Nevada corridors, while remaining centrally located near downtown Colorado Springs and key employment centers. The surrounding trade area continues to experience strong industrial demand due to its central location, established infrastructure, and convenient regional access. With immediate availability and both sale and lease opportunities available, this vacant property presents a compelling option for users seeking long-term functionality in a proven industrial location.

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COLORADO SPRINGS, CO 80907



BUILDING SIZES

24,000 SF



SITE AREA

1.69 AC



PURCHASE PRICE

\$4,560,000
(\$190.00/SF)



YEAR BUILT

1962



CLEAR HEIGHT

21'



LEASE RATE

\$13.00 per RSF
NNN



ZONING

LI CU
COLORADO
ENTERPRISE ZONE



LOADING

DOCK-HIGH POTENTIAL
(6) DRIVE-IN DOORS
(3) 10' X 14'
(2) 14' X 14' (1) 16' X 14'



EXPENSES

\$3.18 per RSF
(2026 EST.)

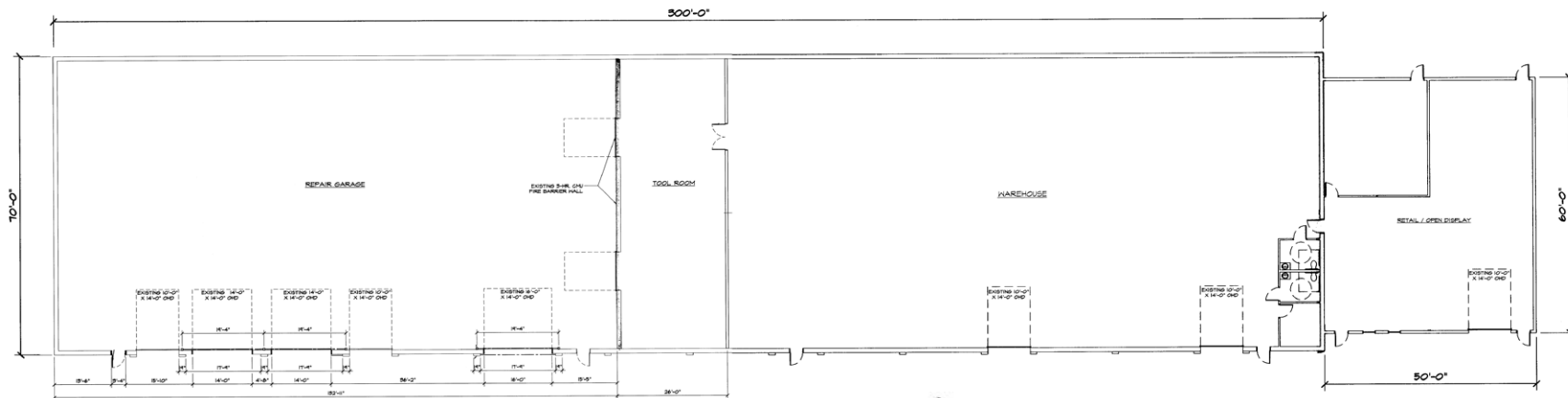




FLOOR PLAN



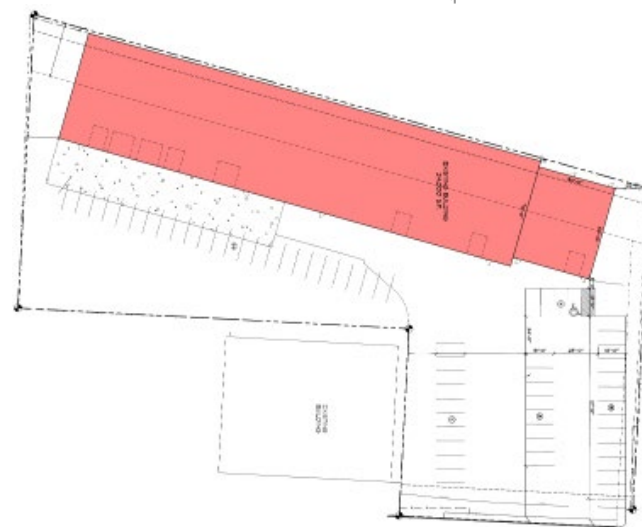
[CLICK HERE TO VIEW
LARGER FLOOR PLAN](#)

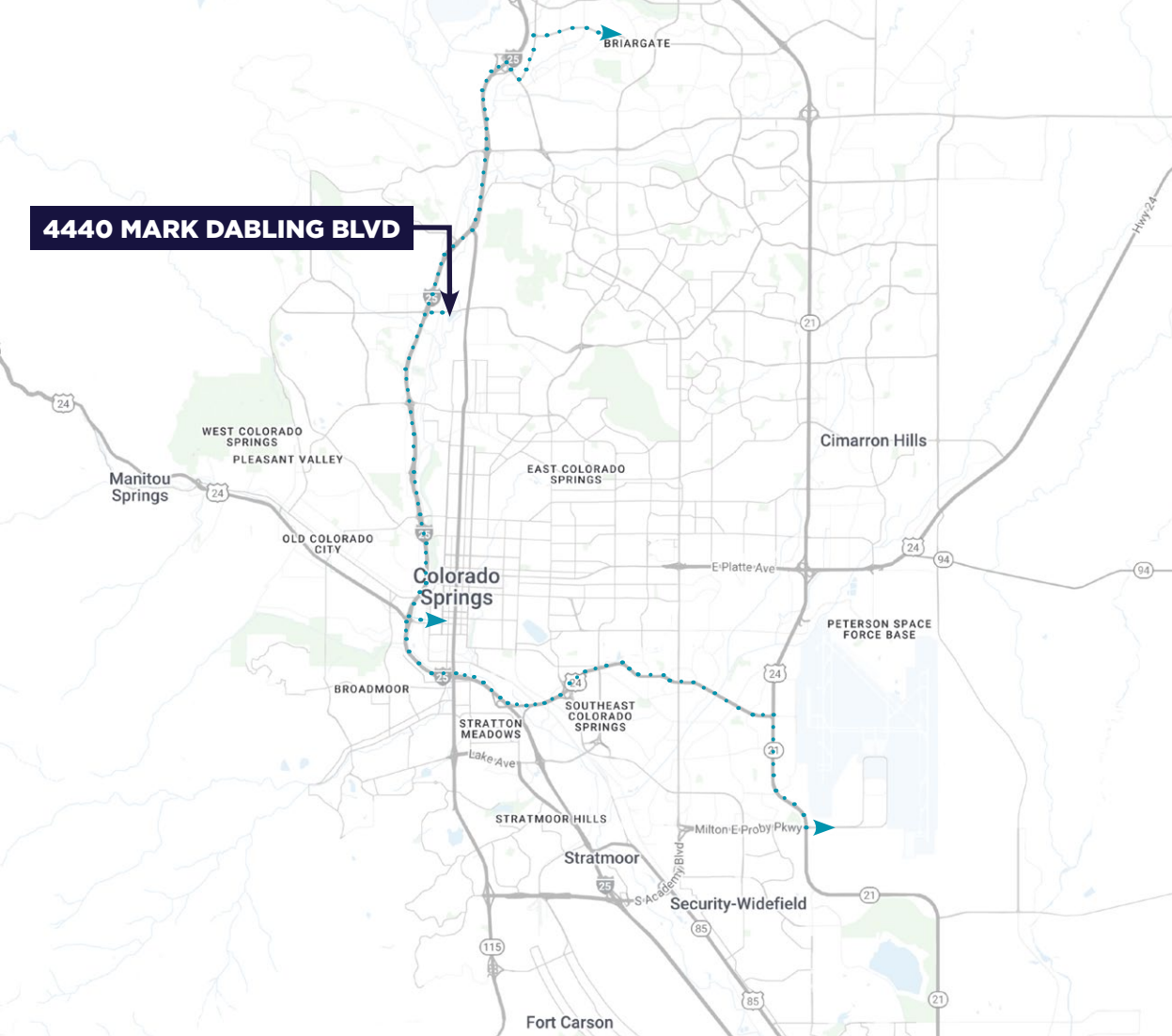


SITE PLAN



[CLICK HERE TO VIEW
LARGER SITE PLAN](#)





DRIVE TIMES



2 Min. | I-25



10 Min. | Downtown COS



12 Min. | Briargate



25 Min. | COS Airport

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