CUSHMAN & WAKEFIELD | Colorado Springs Commercial

4930-4940 NORTHPARK DR

COLORADO SPRINGS, CO 80907

OFFICE/WAREHOUSE WITH I-25 VISIBILITY & ACCESS



3 MONTHS FREE RENT FOR 5 YEAR LEASE

FOR LEASE | 6,000-12,000 SF

SCAN QR OR CLICK HERE TO VIEW PROPERTY INTRO VIDEO



4930–4940 Northpark Drive offers an exceptional industrial leasing opportunity with prominent visibility along Interstate 25 and convenient highway access via Garden of the Gods Road. Strategically positioned in North Colorado Springs, the property benefits from significant exposure to I-25 traffic while providing excellent connectivity throughout Colorado Springs and the greater Front Range. This highly accessible location is ideal for businesses seeking a visible presence along one of the region's busiest transportation corridors.

The ±24,680 SF multi-tenant industrial property offers two distinct leasing opportunities, providing flexible space options to accommodate a variety of industrial users. The ±6,000 SF suite, available now, features two dock-high loading doors and one grade-level drive-in door, providing flexibility for warehousing, distribution, and service-oriented operations. The ±12,000 SF suite, available June 2027, features three grade-level drive-in doors, with the potential to add three additional doors, accommodating users with more extensive loading and operational requirements. The building offers approximately 13.5'–15' clear heights and Light Industrial (LI) zoning.

Surrounded by an established mix of industrial, commercial, and service businesses, 4930–4940 Northpark Drive combines high-profile I-25 exposure, excellent accessibility, and versatile loading capabilities in a sought-after North Colorado Springs location. Whether serving local customers or supporting regional distribution, the property offers the visibility, connectivity, and functionality to support a wide range of business operations.

3 MONTHS FREE RENT FOR 5 YEAR LEASE

UNMATCHED I-25 EXPOSURE. VERSATILE INDUSTRIAL SPACE.

BUILDING SIZE
24,680 SF

AVAILABLE SPACE
6,000-12,000 SF

LOADING
(5) DRIVE-IN
(2) DOCK-HIGH

PARKING RATIO
1.94:1,000 RSF

LEASE RATE
$13.50 per RSF NNN

POWER
3P (900A, 120/208V)

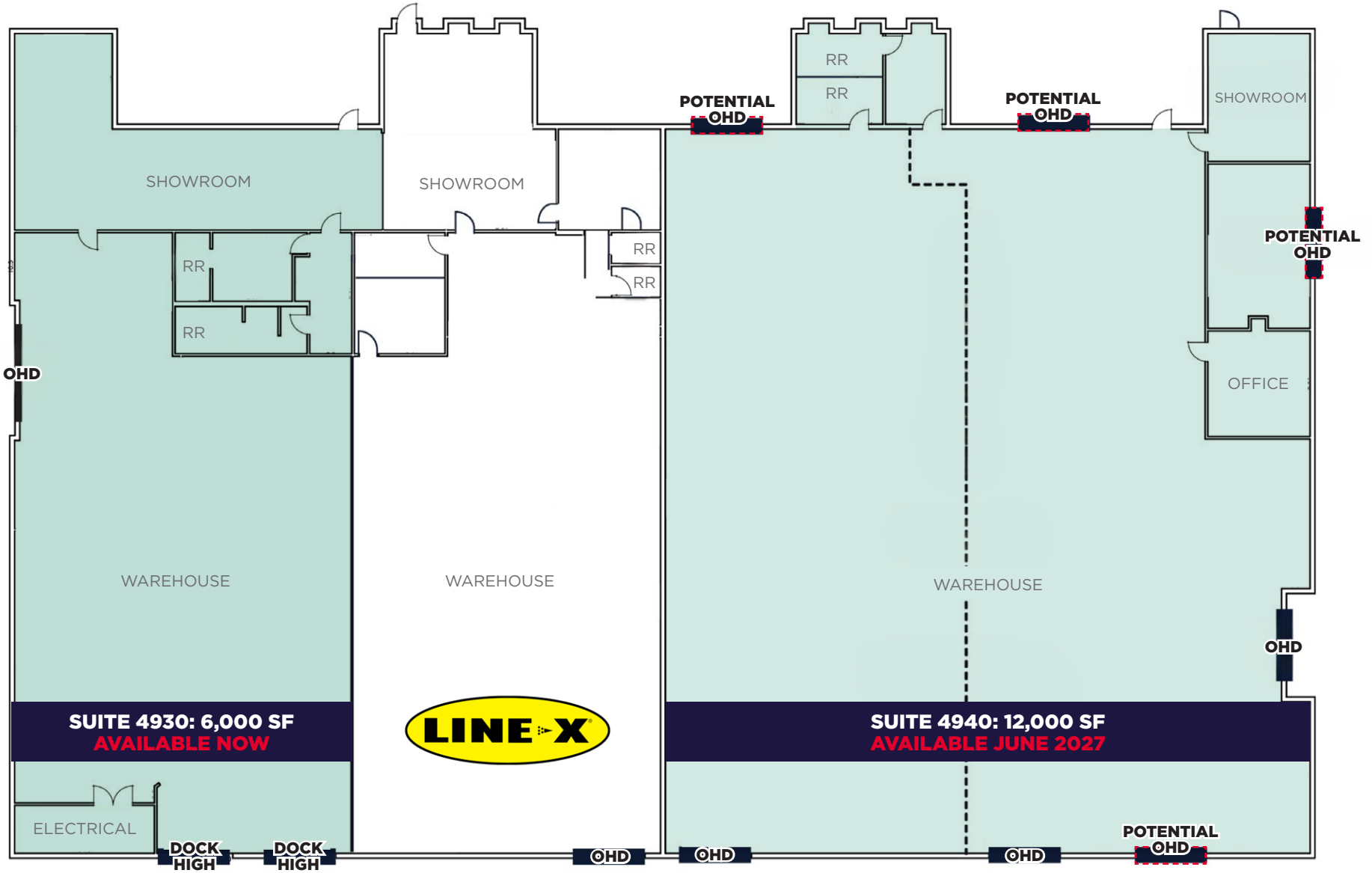
ZONING
LI CU

OPERATING EXPENSES
$3.50 per RSF (2026 Est.)

CLEAR HEIGHT
±13.5 - 15 FT

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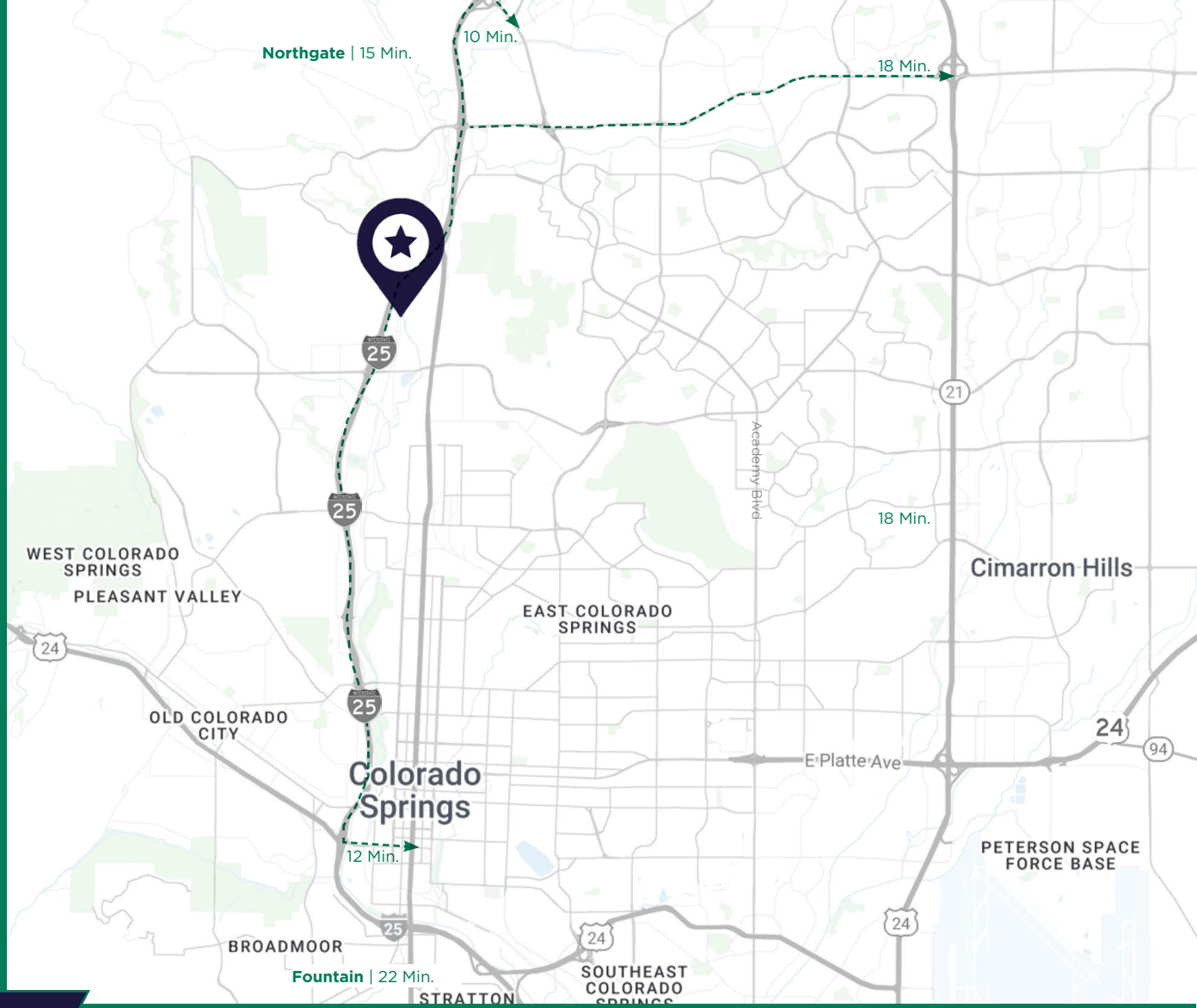


Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.









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