

# Industrial Space for Lease

4725 TOWN CENTER DRIVE, COLORADO SPRINGS, CO 80916



## Overview

4725 Town Center Drive offers two suite options of professional flex space in a strategic and accessible location near the South Powers corridor, just minutes from Peterson and Schriever Air Force Bases and the Colorado Springs Airport.

**Unit B** contains 4,164 SF and features a welcoming reception area, two private offices, and a large open office/lab area that can be reconfigured into additional warehouse space to fit a variety of user needs; the warehouse portion includes a high-clear-height open area with a drive-in overhead door, ideal for a wide range of tenants. **Unit D** contains 2,880 SF and provides an additional flexible suite option for users seeking a smaller footprint in the same convenient location.

Fenced yard space is also available, making it a rare find for businesses that require secure exterior storage or parking. This is a highly adaptable unit in a growth-focused submarket.

Call today for more information or to schedule a private tour.

Unit:	Size:	Price:
B	4,164 SF	\$12.00 SF/YR (NNN)
D	2,800 SF	\$12.00 SF/YR (NNN)

## Highlights

- New Ownership
- Clean and Professional
- Minutes from Powers Boulevard
- Close to Air Force Bases
- Secure, Paved and Fenced Yard
- Flexible Terms

## Property Details



**Lease Rate**  
\$12.00 SF/YR (NNN)



**NNNs**  
\$3.71 / SF / YR



**Space Available**  
2,800 - 4,164 SF



**Zoning**  
BP SS AO AP22

Rev: February 18, 2026



### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Chris Myers

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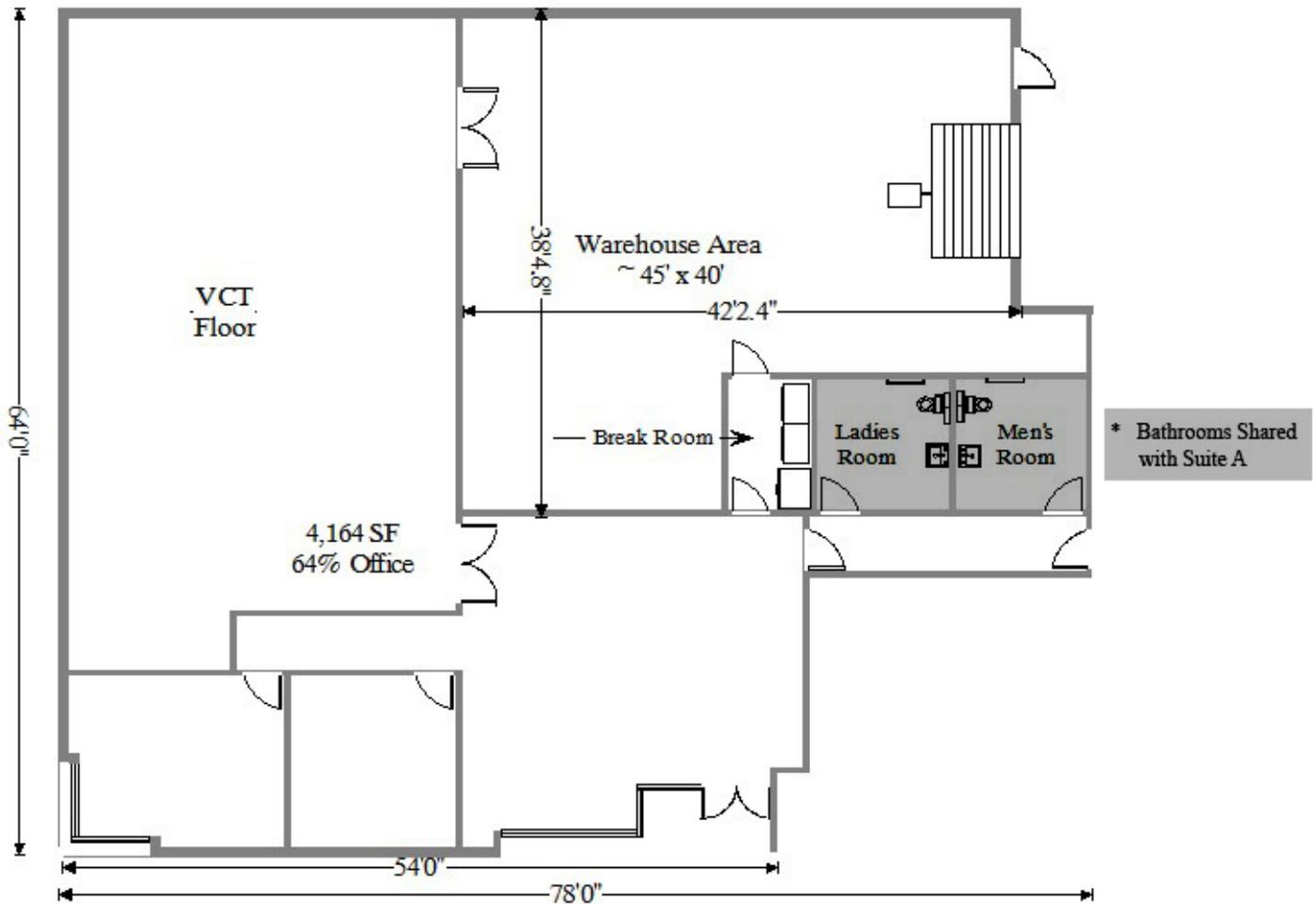
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## Floor Plan - Unit B



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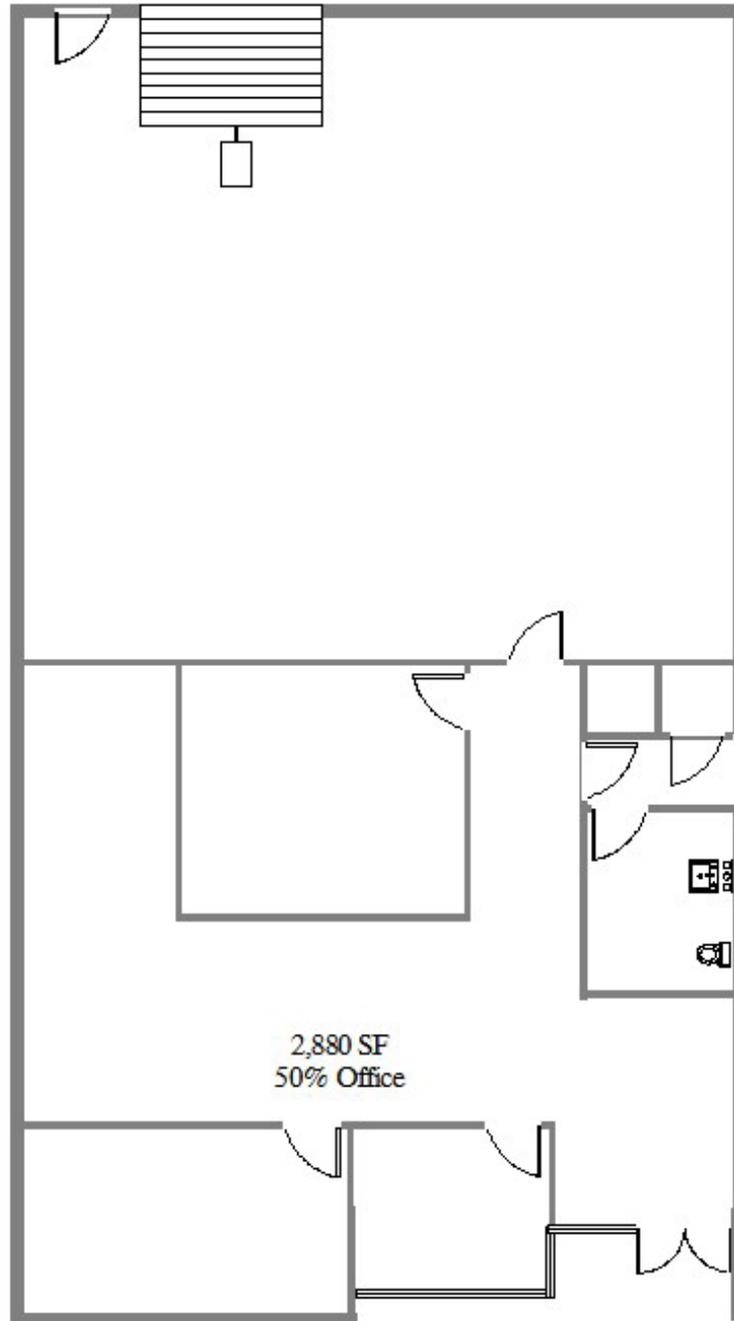
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## Floor Plan - Unit D



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