

**4,770 SF FOR LEASE | OFFICE/WAREHOUSE**

**4850 NORTHPARK DR**

COLORADO SPRINGS, CO 80918



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**



# 4850 NORTHPARK DR

## COLORADO SPRINGS, CO 80918

Positioned in the heart of Colorado Springs, this office/warehouse property offers a rare opportunity to secure centrally located industrial space with immediate access to I-25 and major north-south corridors.

Situated just east of I-25 near Garden of the Gods Road and North Academy Boulevard, the property provides seamless connectivity to Downtown, the Powers Corridor, and the city's primary employment hubs—making it ideal for service users, contractors, distribution, or flex operations seeking efficiency and accessibility.

Built in 1973, the building features 18-20' clear height, loading doors, and a functional layout suited for a variety of office/warehouse configurations.

LI zoning allows for flexible industrial uses, while a parking ratio of 2.35 per 1,000 RSF supports both office staff and warehouse operations. With its central infill location and strong regional access, 4850 Northpark Drive offers users the ability to serve the entire Colorado Springs market with ease.



### BUILDING SIZE

17,051 SF



### CLEAR HEIGHT

18'-20'



### YEAR BUILT

1973



### SPACE AVAILABLE

4,770 SF  
(1,870 SF OFFICE  
2,900 SF WAREHOUSE)



### AVAILABLE LOADING

(1) DRIVE-IN 8' x 10'  
(1) DOCK PUNCH OUT



### POWER

200 AMPS  
3PHASE/4WIRE  
120/208 VOLTS



### LEASE RATE

\$15.00 per SF  
Modified Gross



### PARKING

2.35 per  
1,000 RSF



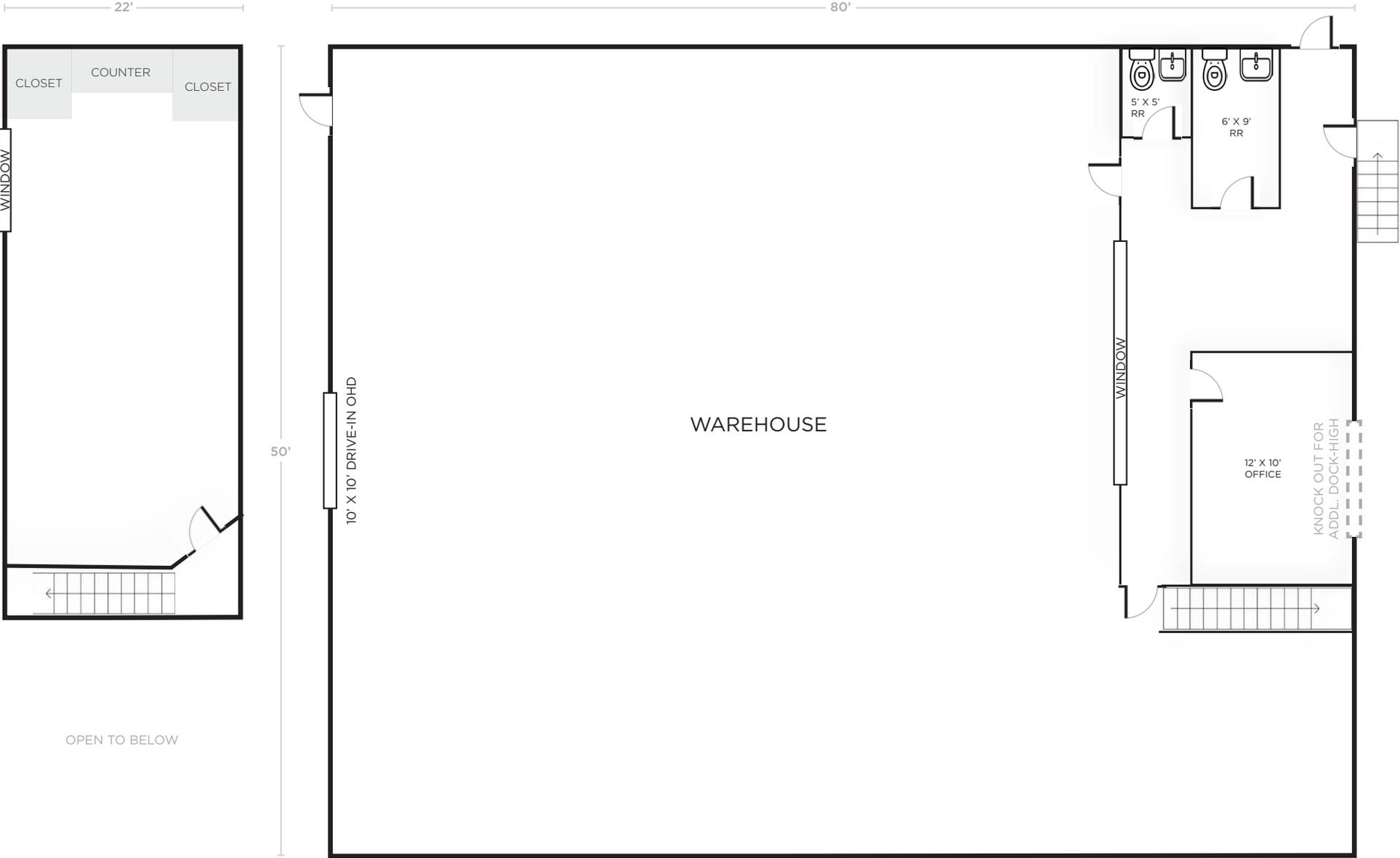
### ZONING

LI

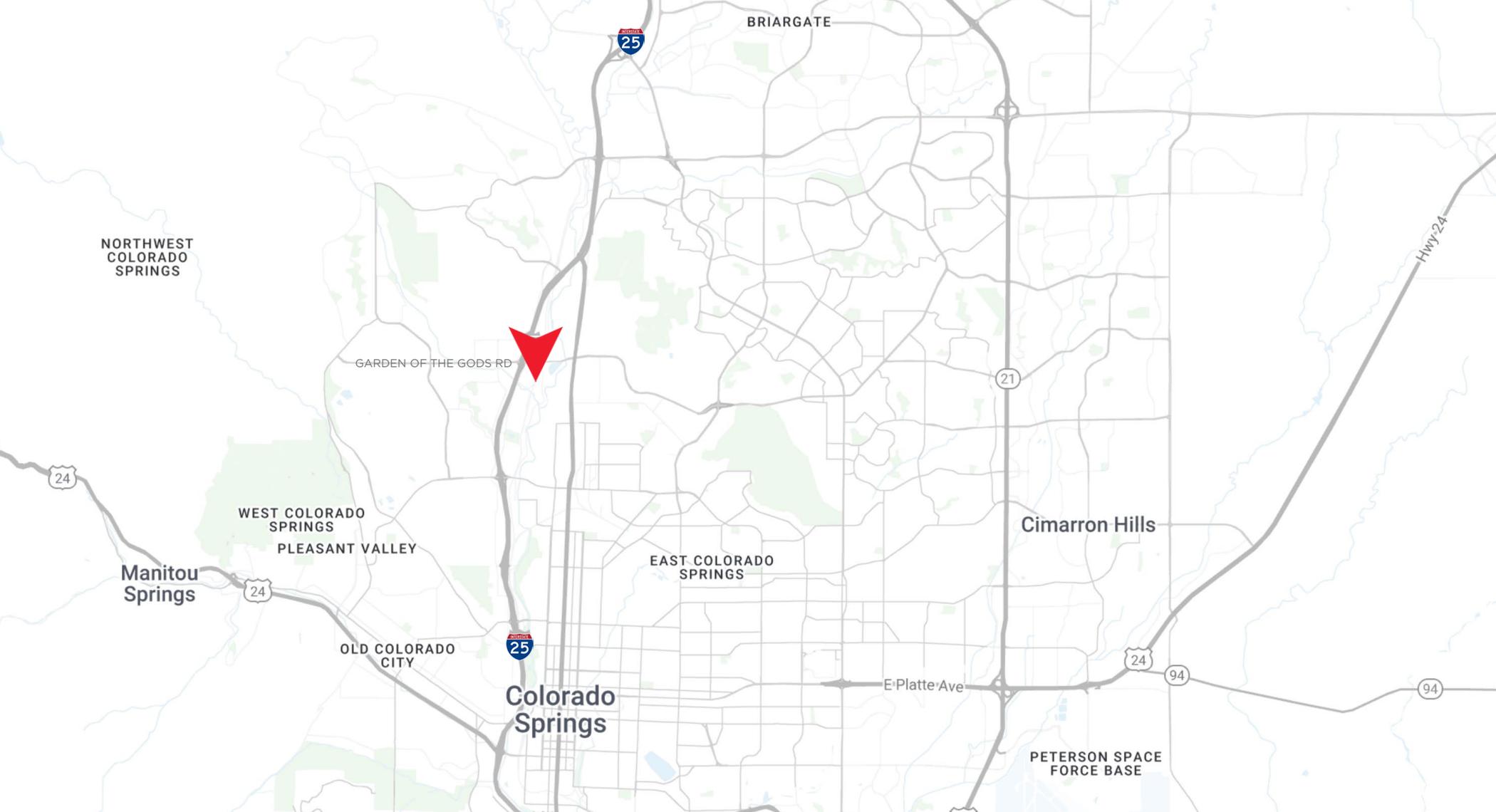
# FLOORPLAN

2ND FLOOR

1ST FLOOR



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.



## CONTACT

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