



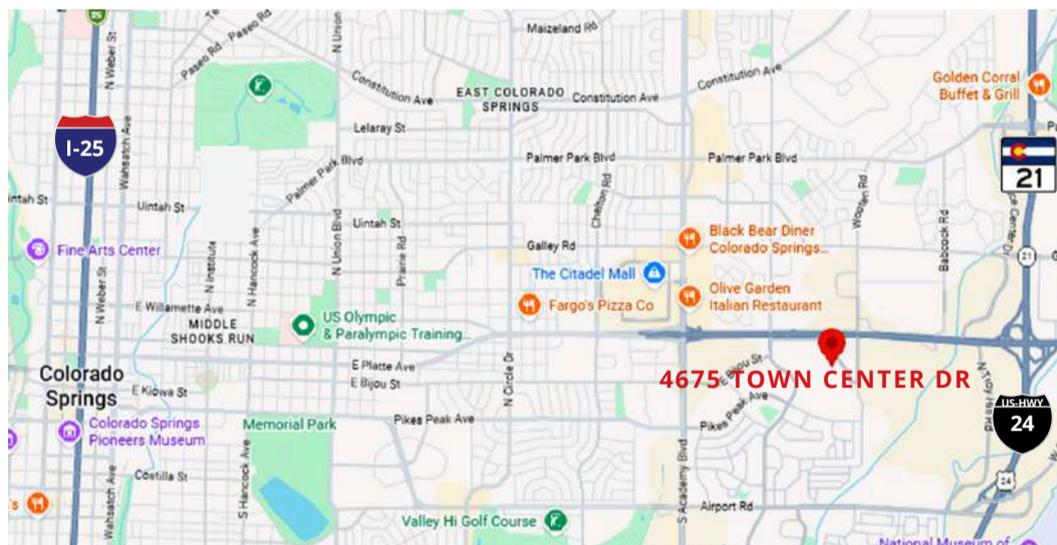
# INDUSTRIAL FOR SUBLEASE

4675 Town Center Dr  
Colorado Springs, CO 80916

## PROPERTY SPECIFICATIONS

-  **LOCATION:** 4675 Town Center Dr  
Colorado Springs, CO 80916
-  **AVAILABLE:** Unit 140 +/- 1,800 SF
-  **LEASE RATE:** \$12.50 /SF + NNN
-  **CLEAR HEIGHT:** 14' - 16'
-  **FLOOR DRAIN:** Available
-  **LOADING DOOR:** Available, Grade Level
-  **LOADING DOCK:** Available, Shared
-  **ZONING:** BP AO (Formerly PIP-1)

## MAP



## EXECUTIVE SUMMARY

Available for lease, this ±1,800 SF industrial condominium at 4675 Town Center Dr., Suite 140, Colorado Springs, CO 80916 offers a functional layout ideal for industrial or flex users. The space features 14'-16' clear height, a grade-level loading door, shared loading dock access, and an existing floor drain. Conveniently located with easy access to major thoroughfares, this property supports efficient operations in a professional setting.

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