

For Sale or Lease | Premier Flex Industrial Opportunity

4440 MARK DABLING BLVD, COLORADO SPRINGS, COLORADO 80907



Overview

Position your business or investment portfolio for success with this exceptional 24,000 SF flex/ industrial building located on 1.69 acres along the highly accessible Mark Dabling Blvd corridor. With excellent access and proximity to I-25, this property offers outstanding potential for a wide variety of users. Also, offered at \$13.50/SF NNN lease rate, this opportunity combines strategic location, functional space, and future availability, making it a rare find in the Colorado Springs market. Please call for more information and to schedule a private tour.

Highlights

- ±24,000 SF freestanding flex/industrial building
- Situated on 1.69 acres
- Excellent access to I-25 and N. Nevada Ave
- Available March 2026
- Generous clear height and functional bay spacing
- Ample parking and exterior storage potential
- Proximity to retail, dining, and amenities
- Positioned in a high-demand industrial submarket

Property Details

Sales Price

- \$4,560,000 (\$190 PSF)

Lease Rate

- \$13.00/SF/YR (NNN)

Space Available

- 24,000 SF

Clear Height

- ±21 Feet

Lot Size

- 1.69 Acres

Zoning

- LI (Light Industrial)

Loading

- (6) Drive-In Doors
- (3) 10' x 14'
- (2) 14' x 14'
- (1) 16' x 14'
- Dock-High Loading Potential*

Rev: March 25, 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.

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Holly Trinidad

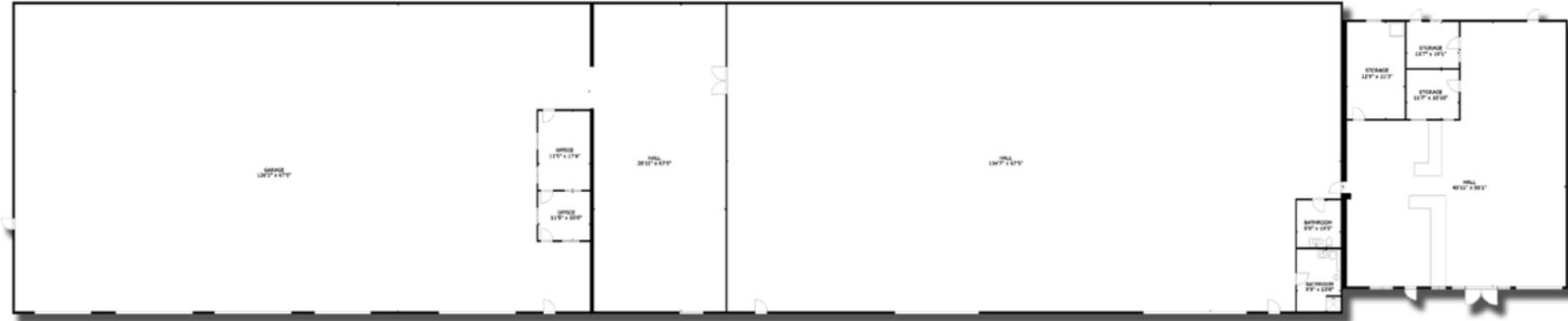
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Floor Plan

Mark Dabling Blvd

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