



4735-4745 TOWN CENTER DR

COLORADO SPRINGS, CO 80916

11,400 SF AVAILABLE IMMEDIATELY

Scan For



Property Website



**INDUSTRIAL
FOR SALE/LEASE**

FROM \$9.00 NNN YEAR 1

CALL BROKER FOR SALE PRICE

4745



DOCK AND DRIVE IN DOORS



Suite 4745 C/D Pictured

Space Available	± 11,400 SF
Site Size	2.54 Acres
Clear Height	14'-18'
Loading	(5) 9'x12' Drive-in, (4) 9'x12' Dock high
Power	3 Phase, 300 Amp
Parking	Shared
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	BP CU AO SS APZ2
Construction	Cinder Block
Rent	From \$9.00 NNN Year 1
NNN Expenses	2026 Estimated at \$4.14/SF



SITE PLAN

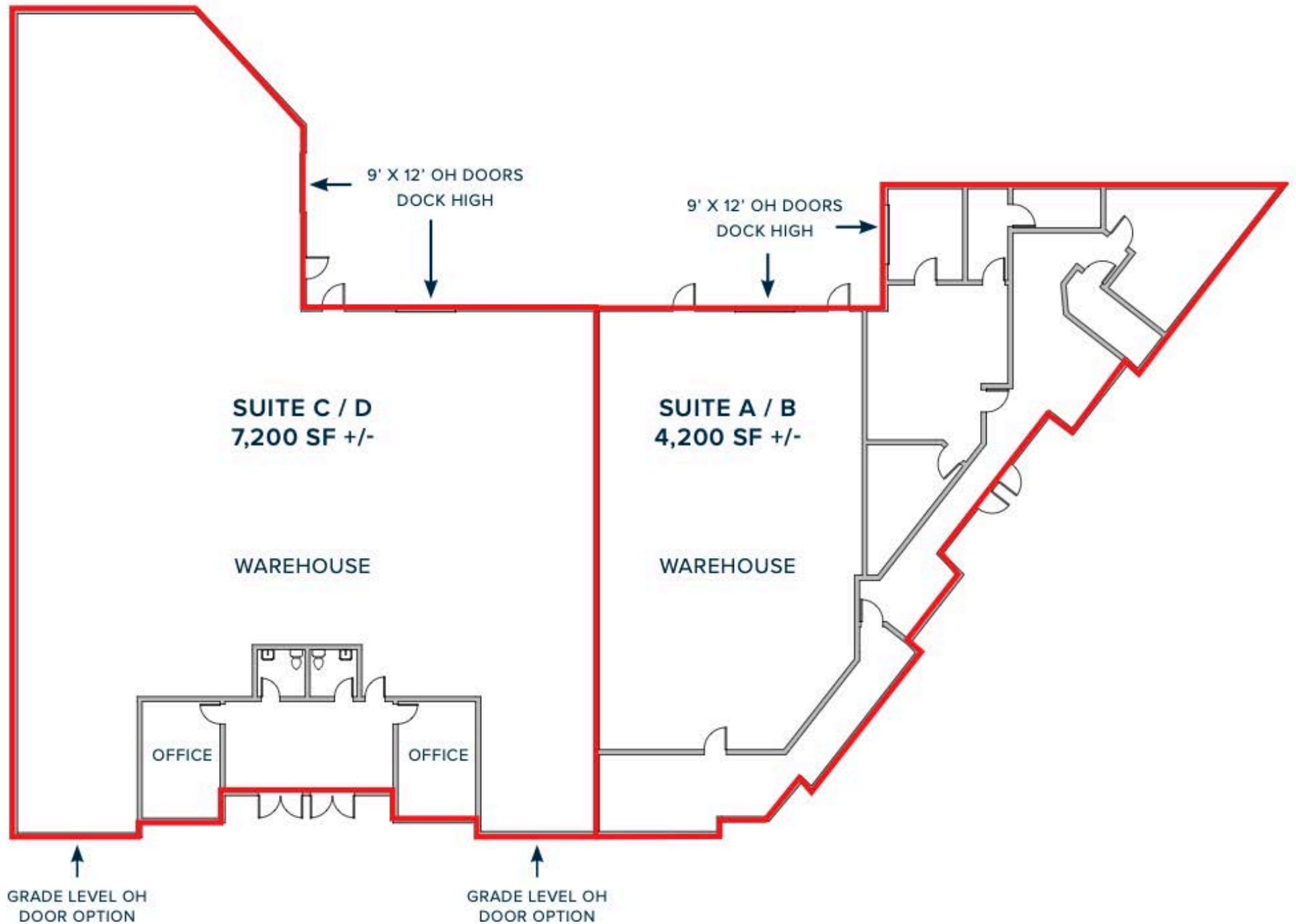
4745 C/D
7,200 SF
\$9.00 NNN

4735
18,718 SF
Avail 7/1/26

4745 A/B
4,200 SF
\$9.00 NNN



FLOOR PLAN - 4745





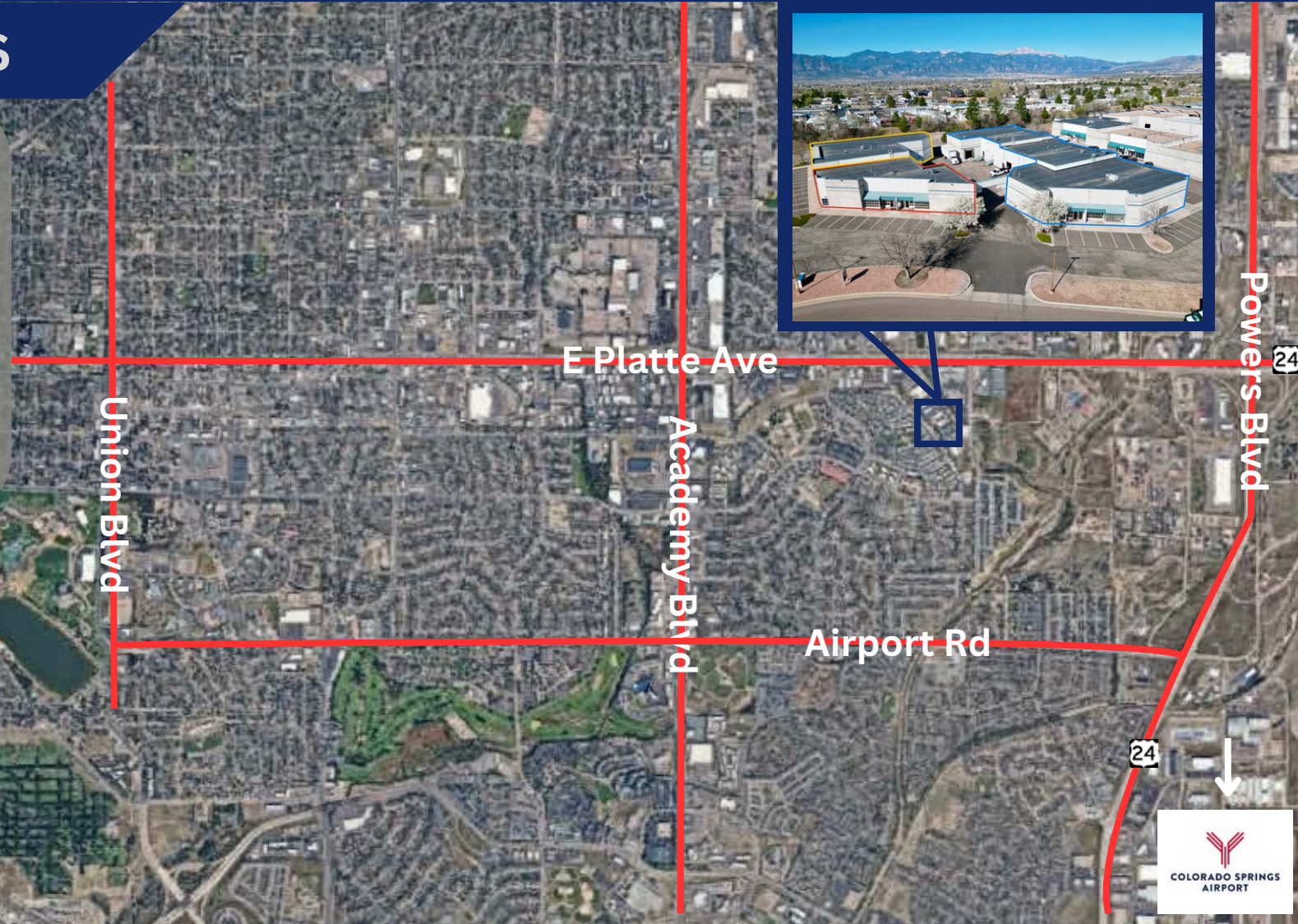
4735-4745 TOWN CENTER DR

COLORADO SPRINGS, CO 80916

~ DRIVE TIMES

COS Airport - 15 min.
 Downtown COS- 12 min.
 Fountain - 22 min.
 Pueblo - 45 min.
 Monument- 33 min.

DIA - 85 min.
 I-70 - 80 min.
 CO 470 - 60 min.
 Castle Rock - 50 min.



FOR MORE INFORMATION, PLEASE CONTACT:

PARKER CURRY
 Broker
 719.337.1367
 parker@COREcommbc.com

MIKE HELWEGE, SIOR
 Principal Broker
 719.661.6811
 mike@COREcommbc.com

Core Commercial Brokerage Company, LLC. Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representations to the condition of the property (or properties) in question.