

INDUSTRIAL SPACE FOR LEASE

4910 NORTHPARK DRIVE

COLORADO SPRINGS · CO

SITE



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navpoint
REAL ESTATE GROUP

Property Overview

Located in the Garden of the Gods Industrial Corridor with direct visibility along I-25, this distribution warehouse offers an excellent opportunity for logistics, manufacturing, or distribution users seeking a high-exposure location with strong regional access.

The building features 4 loading docks and 1 drive-in door (10' x 12') for efficient freight flow and flexible loading configurations. Power infrastructure includes 3-phase, 480V, 400-amp service, supporting a wide range of industrial and equipment-intensive uses. The property is also equipped with fire suppression, meeting essential life-safety requirements for warehouse and distribution operations.

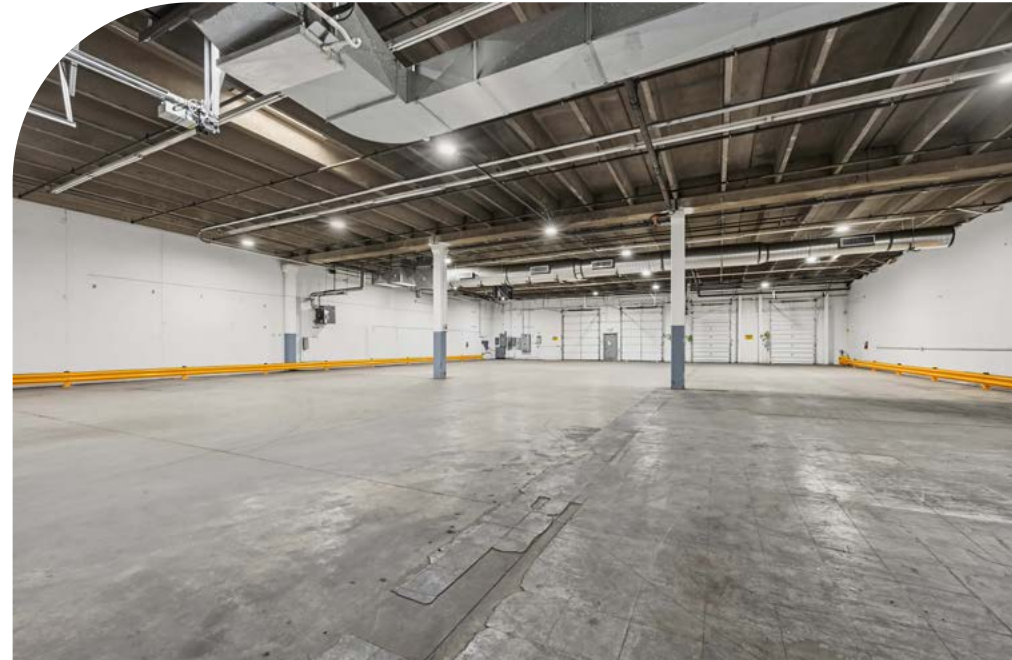


Property Overview

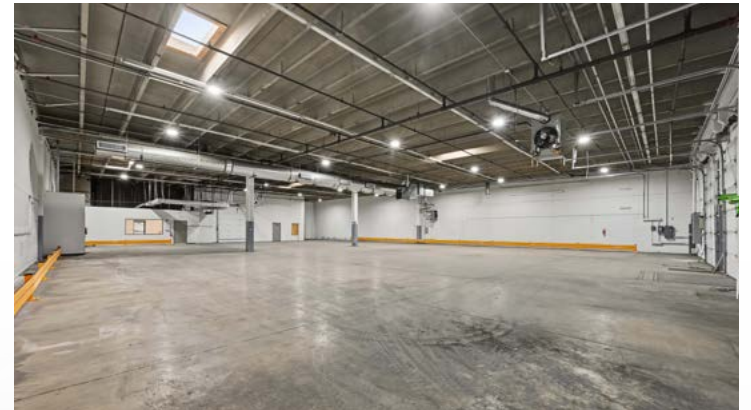
PROPERTY ADDRESS	4910 Northpark Drive, Colorado Springs, CO
PROPERTY TYPE	Industrial
ZONING	LI
SF AVAILABLE	10,480
SITE SIZE	1.76 AC
CLEAR HEIGHT	20'
DOCK HIGH DOORS	4
YEAR BUILT	1972
LEASE RATE	\$14.00/SF NNN
ESTIMATED 2026 EXPENSES	\$3.50/SF

PROPERTY HIGHLIGHTS

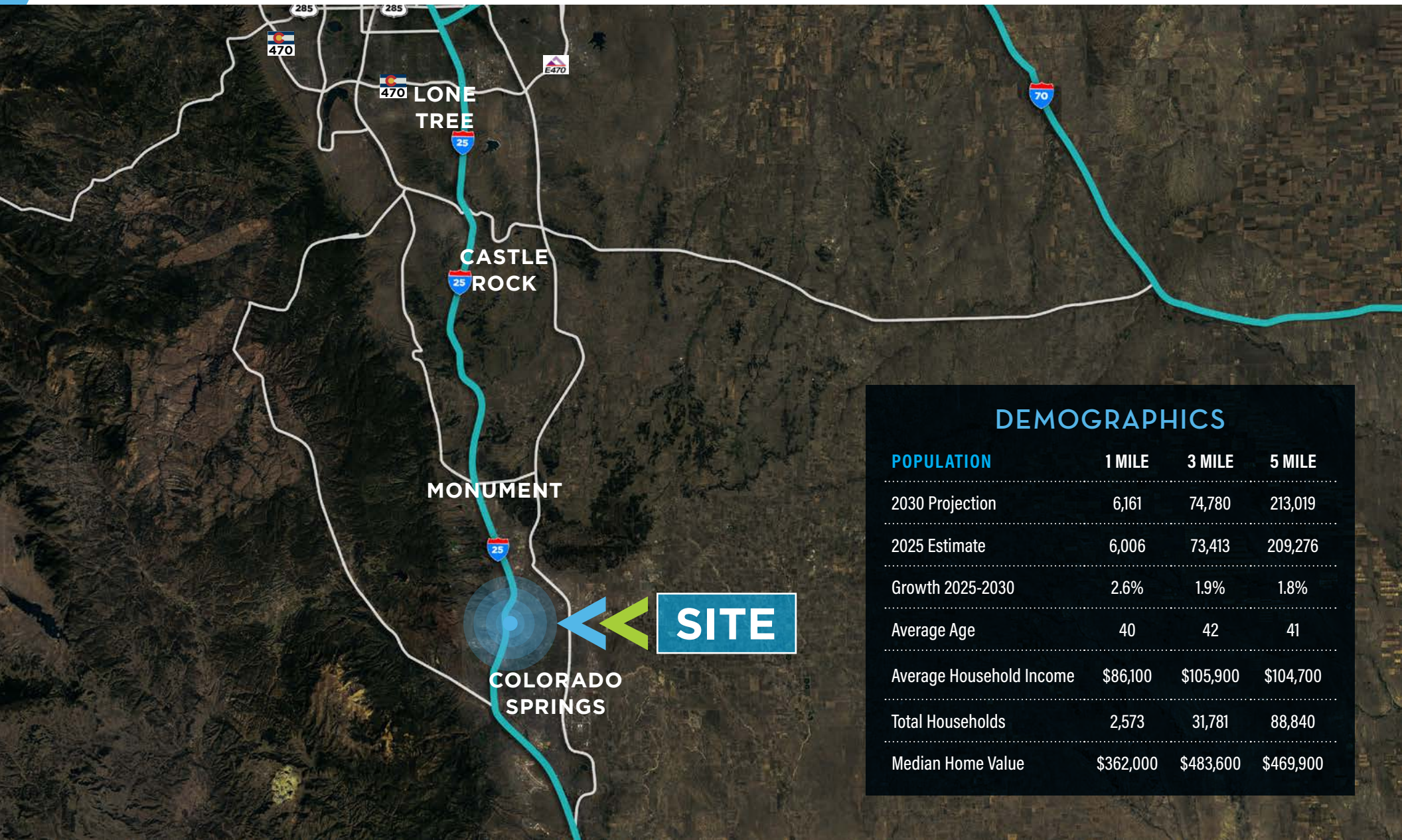
- Distribution warehouse in Garden of the Gods Industrial Corridor
- Direct Visibility Along I-25
- 4 Loading Docks
- 1 Drive-In Door (10' x 12')
- Fire Suppression
- 3 Phase, 480 v, 400 amps



Property Photos



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	6,161	74,780	213,019
2025 Estimate	6,006	73,413	209,276
Growth 2025-2030	2.6%	1.9%	1.8%
Average Age	40	42	41
Average Household Income	\$86,100	\$105,900	\$104,700
Total Households	2,573	31,781	88,840
Median Home Value	\$362,000	\$483,600	\$469,900

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