

# Industrial Building for Sale or Lease

4615 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918

Explore Virtual Tour



## Overview

4615 Northpark Drive is a 13,992 SF, two story concrete tilt-up, M1 zoned industrial building located on a 59,525 SF lot which was originally constructed in 1970. It has since received a new roof and most of the RTU's have been replaced. The building produces approximately \$6,000 per month in gross income from the 2nd floor month-to-month leases. The annual property insurance has been around \$2,100 and the annual property tax is estimated to be around \$16,000.

The main level has 2 suites (101 and 102). Suite 101 is 1,250 SF (reception, conference, and 4 private offices). Suite 102 is approximately 5,000 SF (reception area, conference, storage, 4 private offices plus approximately 3,200 SF of open area). The 2nd floor has 6 separate rental suites.







The asking sale price (a bargain in today's inflationary market) is \$2,650,000 which is \$189 per square foot. Comparable "pure industrial" buildings with more restrictive industrial zoning are selling for prices exceeding \$200 - \$250 per square foot.

For a private showing and all the confidential financial details, call Tim Leigh: 719-337-9551 or Holly Trinidad: 719-337-0999.

## Available Spaces

Unit:	Size:	Price:
200	1,450 SF	\$1,750 / Month (MG)
201	1,100 SF	\$1,500 / Month (MG)
206	720 SF	\$900 / Month (MG)

## Property Details

	<b>Sales Price</b> \$2,650,000		<b>Lease Rate</b> \$14.48 - \$16.36 SF/YR (MG + Utilities)
	<b>Space Available</b> 720 - 1,450 SF		<b>Building Size</b> 13,992 SF
	<b>Lot Size</b> 1.36 Acres		<b>Zoning</b> M-1

Rev: July 26, 2023

### Our Network Is Your Edge

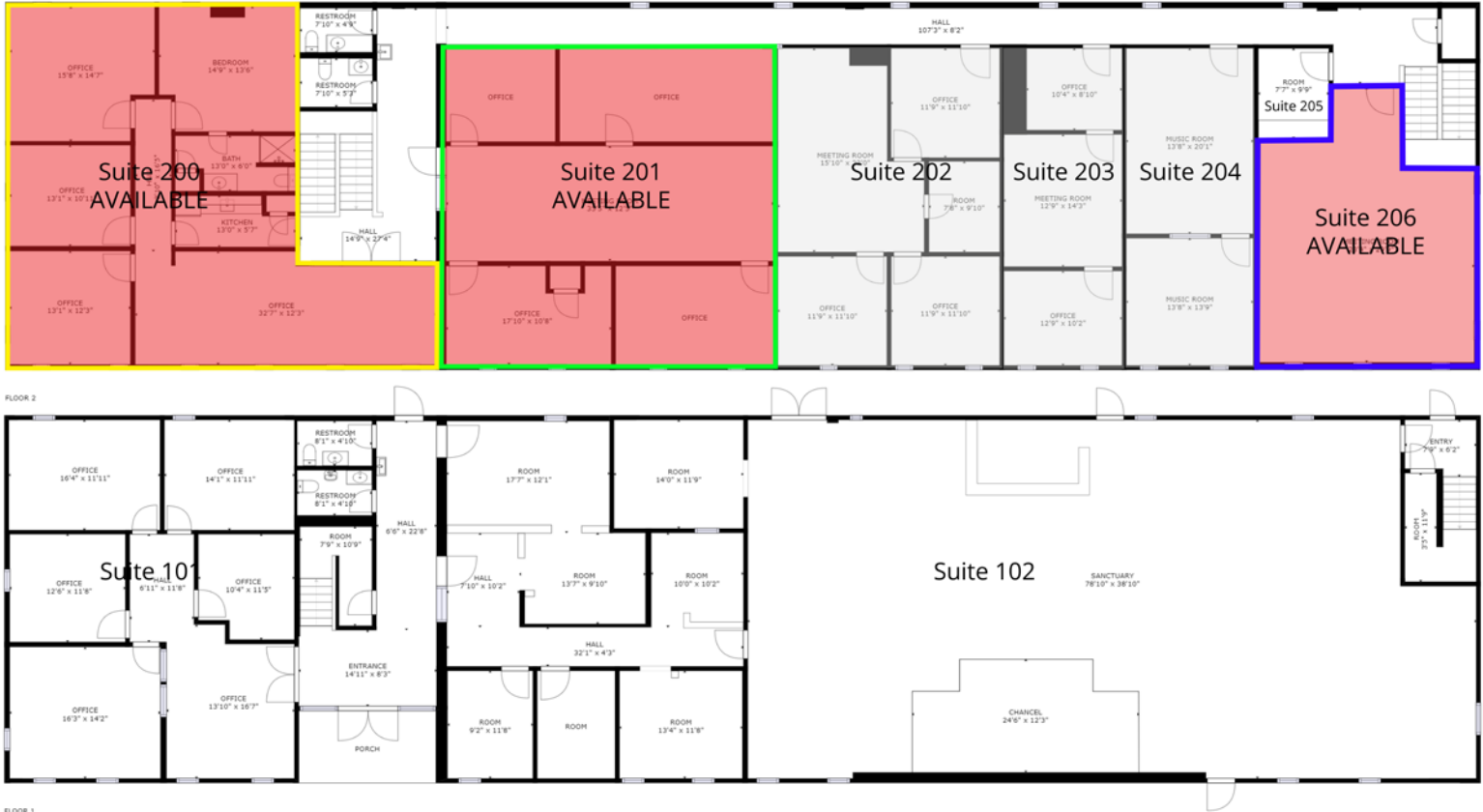
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Tim Leigh**  
C: 719.337.9551  
O: 719.630.2277  
Tim@HoffLeigh.com

**Holly Trinidad**  
C: 719.337.0999  
O: 719.630.2277  
Holly@HoffLeigh.com

# Industrial Building for Sale or Lease

4615 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918



Rev: July 26, 2023

## 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.

## Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com

## Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com





# Industrial Building for Sale or Lease

4615 NORTHPARK DRIVE, COLORADO SPRINGS, CO 80918



Rev: July 26, 2023



## 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.

## Tim Leigh

C: 719.337.9551

O: 719.630.2277

Tim@HoffLeigh.com

## Holly Trinidad

C: 719.337.0999

O: 719.630.2277

Holly@HoffLeigh.com