

# For 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. Offered at \$13.50/SF NNN for lease, 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

### Lease Rate

- \$13.00/SF/YR (NNN)

### Lot Size

- 1.69 Acres

### Space Available

- 400 - 13,462 SF

### Zoning

- LI (Light Industrial)

### Clear Height

- ±21 Feet

### Loading

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

Rev: January 14, 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.

#### Chris Myers

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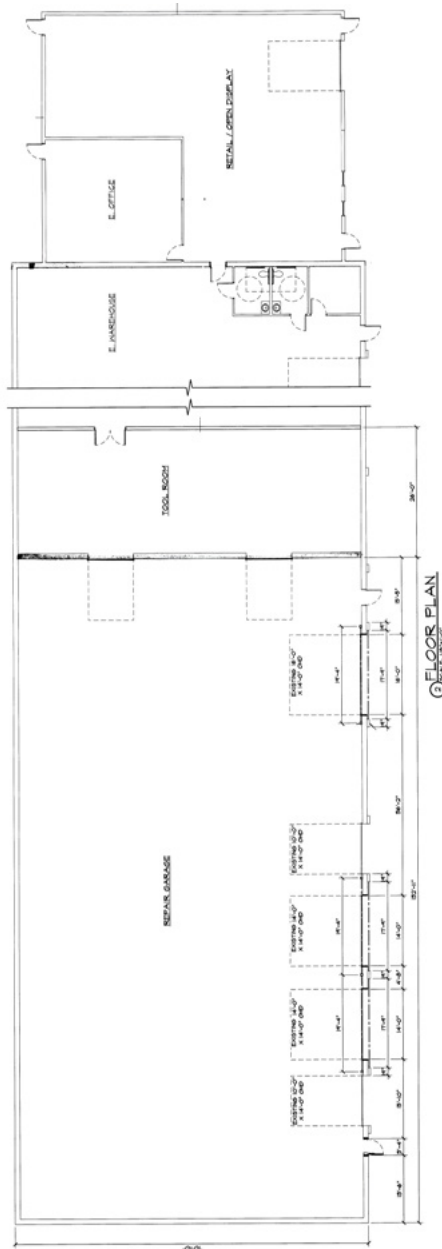
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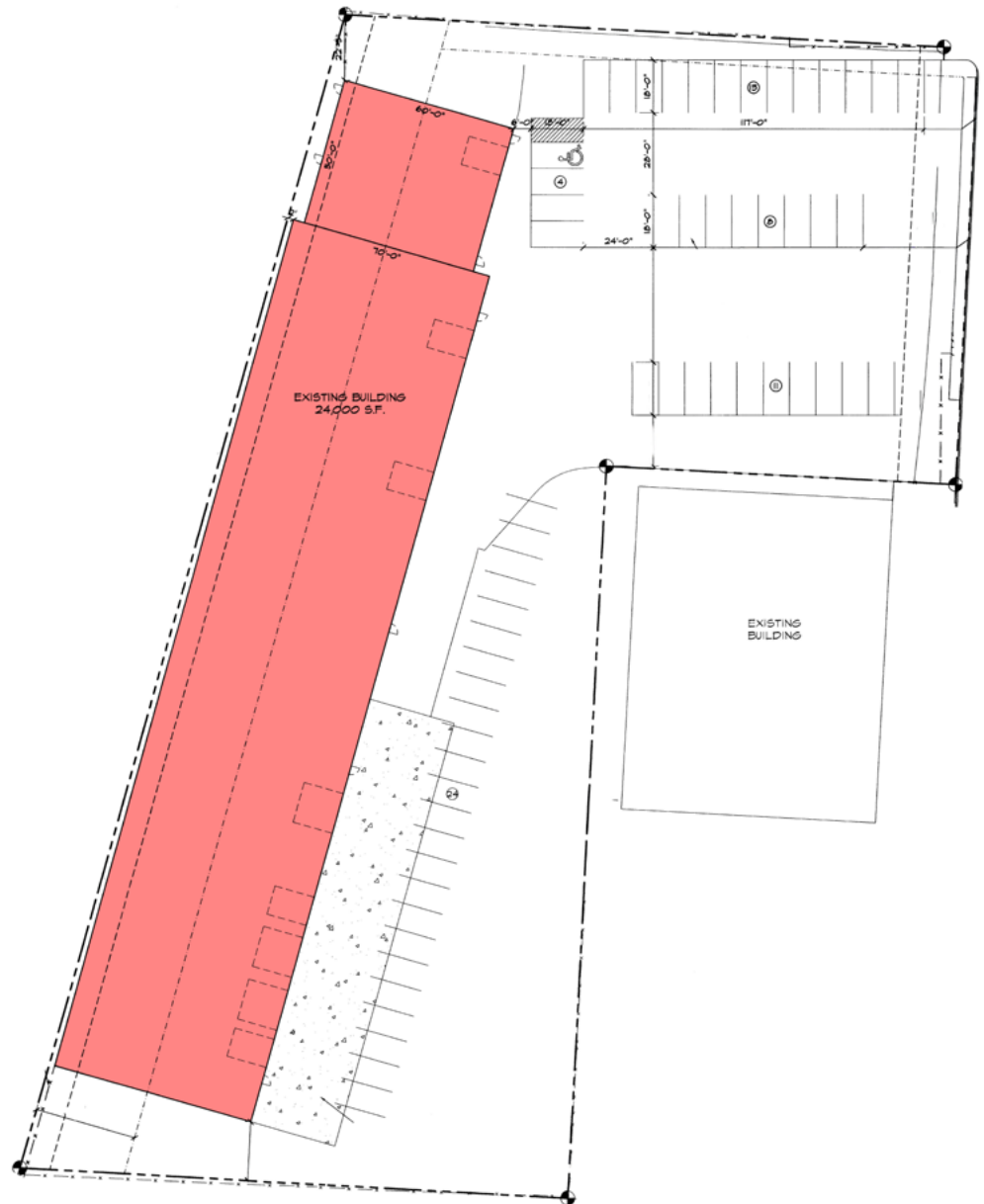
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## Floor Plan



## Site Plan



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