

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*

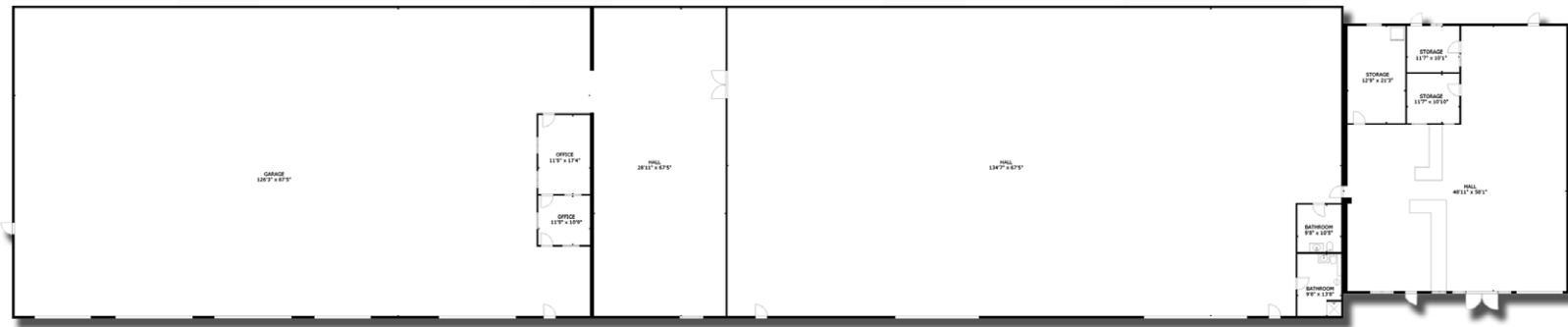
Rev: May 11, 2026



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4440



Floor Plan

Mark Dabling Blvd

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Our Network Is Your Edge

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Holly Trinidad

C: 719.337.0999

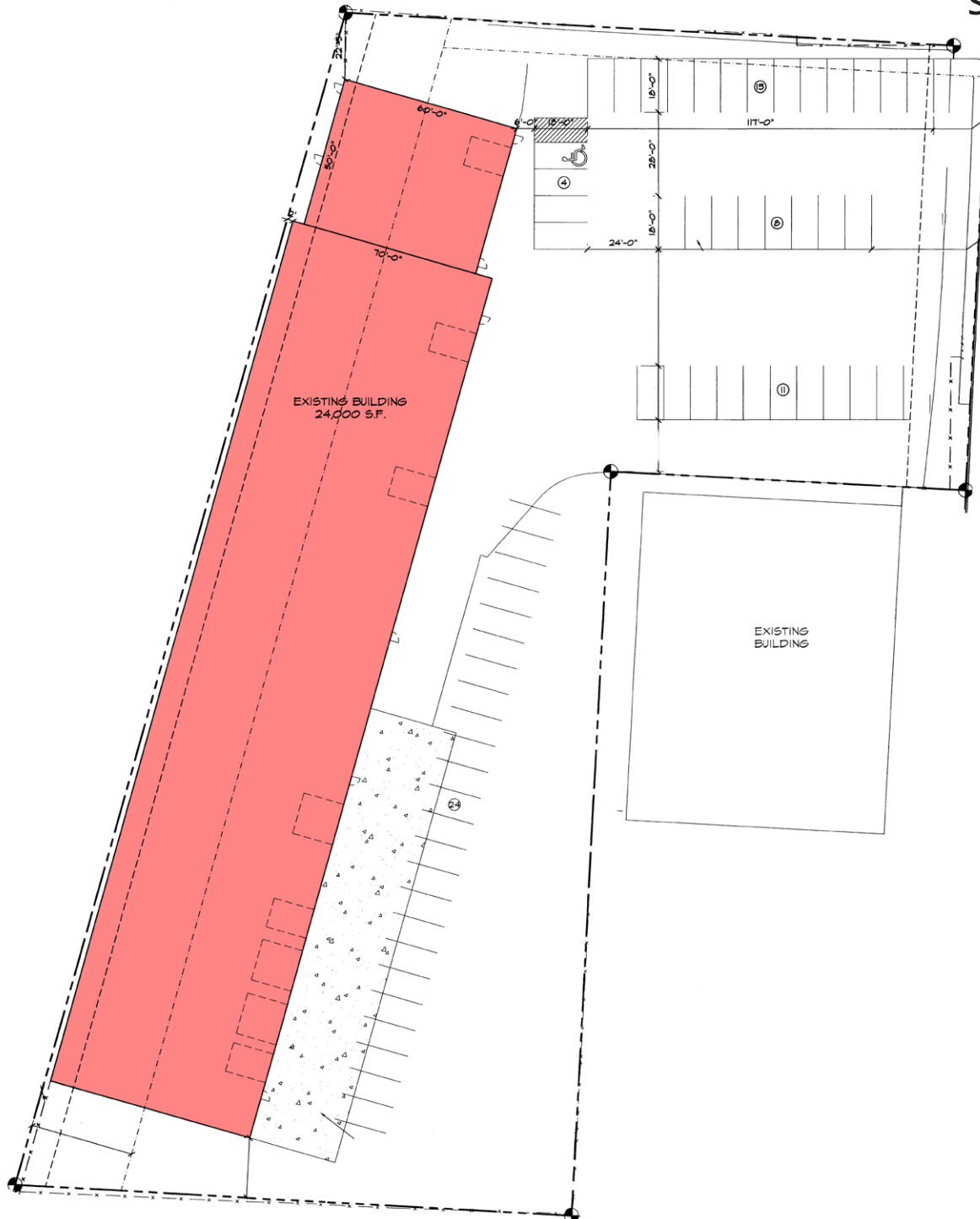
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Site Plan



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