



## 4703-4755 Northpark Drive, Colorado Springs, CO 80918

- Sale Price: \$3,500,000.00, (\$150.93 PSF)
- Total Building Size: 23,190 SF
- Suite 4703: 7,502 SF, 50% Office/50% Warehouse
- Suite 4755: 15,688 SF, 10% Office/90% Warehouse
- Complete New Roof in 2022
- 18' Clear in Warehouse
- Dock and Ramp Doors
- Great Access to I-25
- NOI: \$219,230 (2025)
- Cap Rate 6%

**FULLY LEASED!**

Multi-Tenant. Newer Class B+ office/warehouse in the Garden of the Gods. One block to I-25. 99% occupied for the last 20+ years. Large breakroom. Restrooms on both floors.

### Give Us A Call Today!

Trend Commercial Real Estate

Richard R. Kelly, SIOR

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Colorado Springs, CO 80907

719-632-1500-o

719-650-7677-c

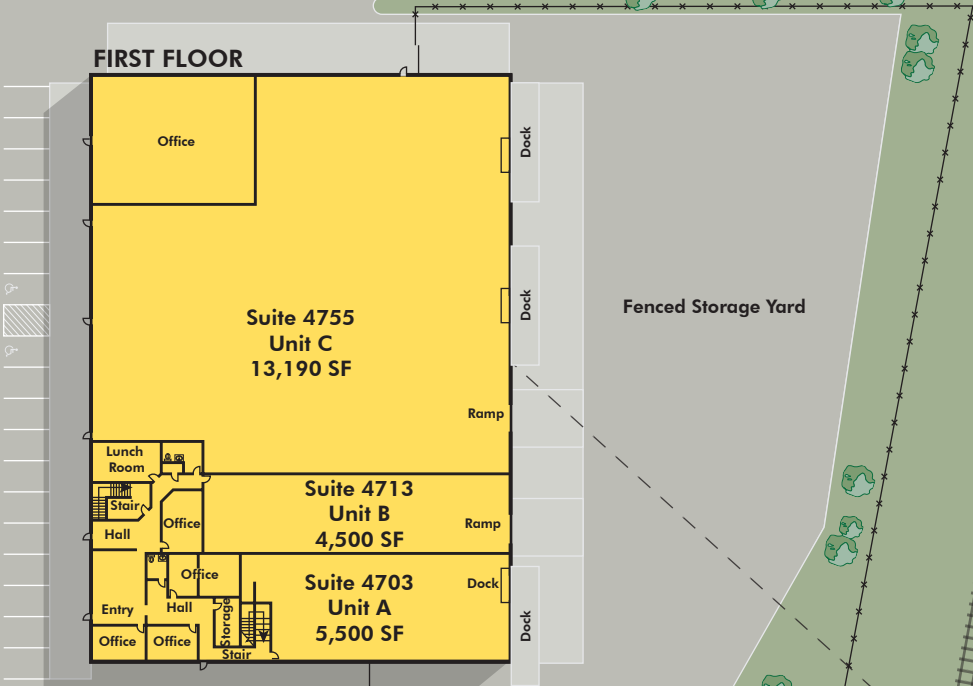
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4703-4755 Northpark Dr  
Colorado Springs, CO  
23,190 SF | Office/Warehouse  
1.52 Acres

FIRST FLOOR



SECOND FLOOR

