



NEW CONSTRUCTION | AVAILABLE 4Q2027



CLASS-A INDUSTRIAL | FOR LEASE

20,000 SF to 526,050 SF (3 buildings at 175,350 SF)

3550 Hancock Expy Colorado Springs, CO 80911



**Colorado Springs
Commercial**



NEW CONSTRUCTION FOR LEASE | INDUSTRIAL



AVAILABLE SPACE
20,000 SF to 526,050 SF
(3 buildings at 175,350 SF)



CLEAR HEIGHT
36 FEET



DELIVERY
4Q2027



LEASE RATE
\$13.50 per RSF NNN

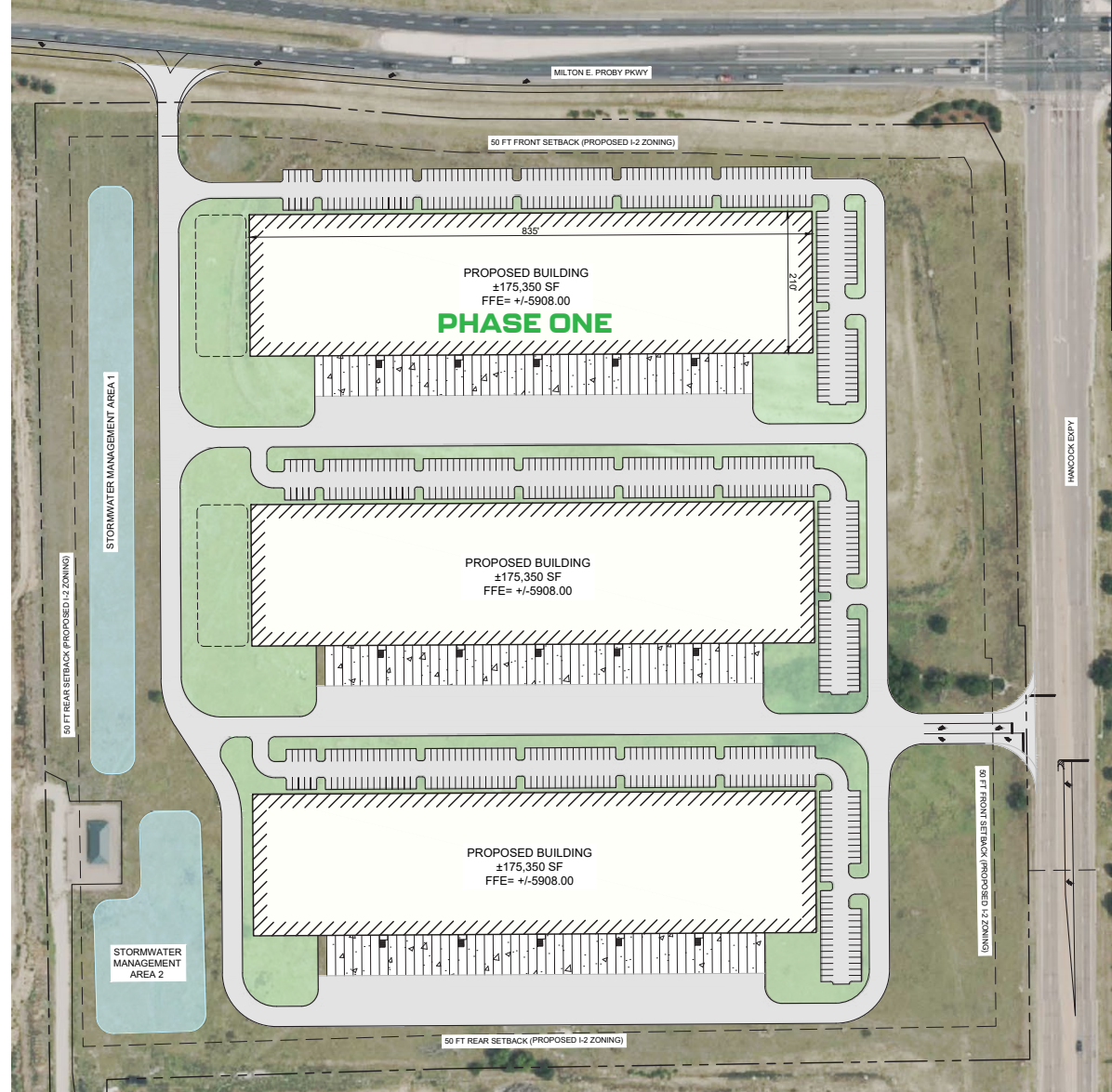


ZONING
CR CAD-O

FRONT RANGE EXCHANGE is a premier Class A industrial development by Jones Development, strategically located at 3550 Hancock Expressway in the heart of Colorado Springs' established southeast industrial corridor.

Planned as a three-building campus totaling approximately $\pm 526,000$ square feet, the project will feature modern industrial design with 36-foot clear heights, flexible configurations demisable to approximately 20,000 square feet, and institutional-quality construction tailored to today's distribution, logistics, and advanced manufacturing users.

Positioned within the region's primary industrial hub near Milton E. Proby Parkway and major transportation corridors, Front Range Exchange offers exceptional centrality within the Colorado Springs market—providing convenient access to I-25, Colorado Springs Airport, and the city's growing labor base while placing tenants at the center of one of the area's most active industrial submarkets.





DRIVE TIMES

COS Airport
7 minutes

Fort Carson
13 minutes

Peterson AFB
15 minutes

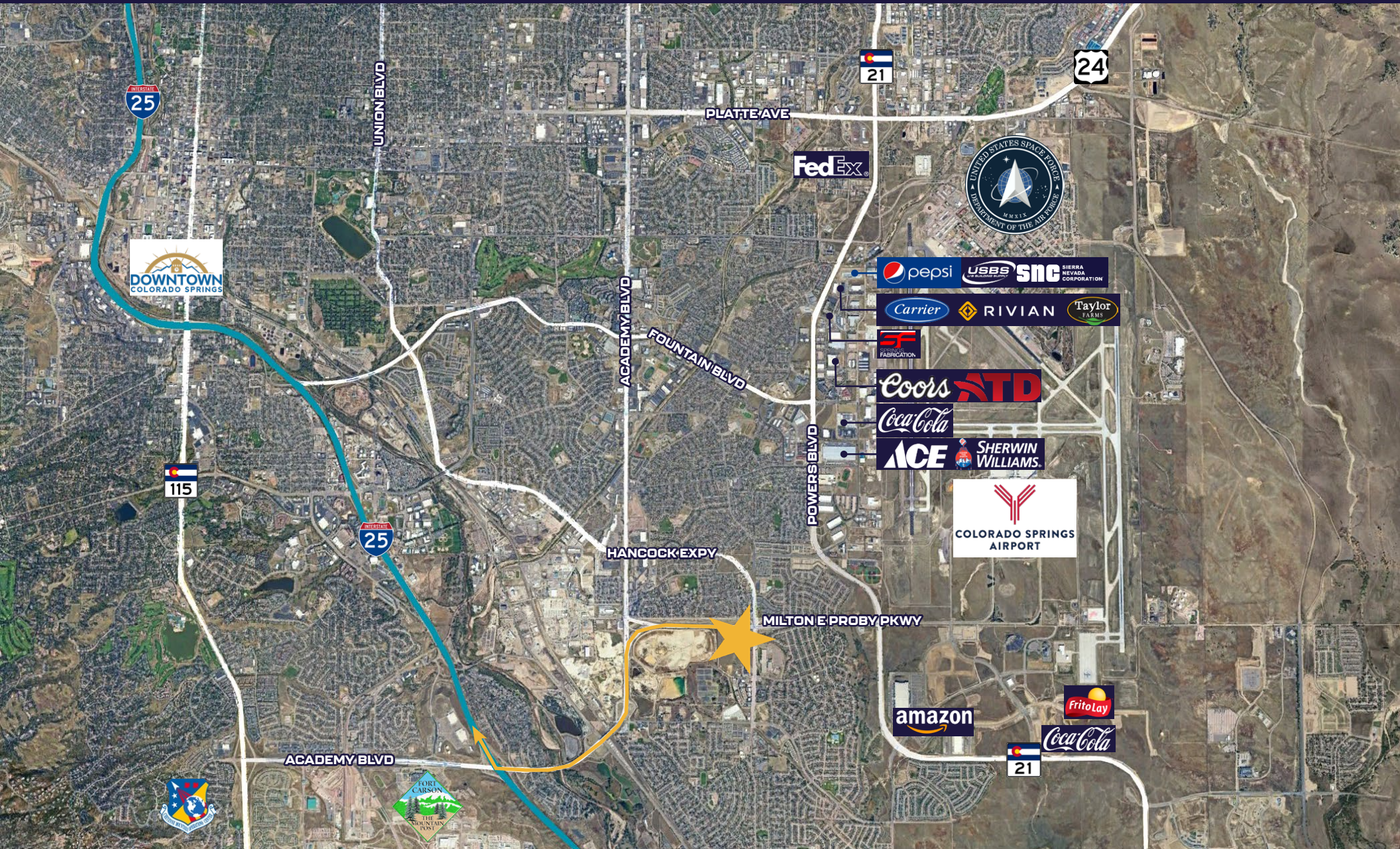
Powers & Interquest
30 minutes

I-25
8 minutes

Downtown
14 minutes

Schriever AFB
28 minutes

Denver
63 minutes





**Colorado Springs
Commercial**

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