JONES DEVELOPMENT

NEW CONSTRUCTION | AVAILABLE 1Q2028



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

FRONT RANGE EXCHANGE

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

NEW CONSTRUCTION
FOR LEASE | INDUSTRIAL

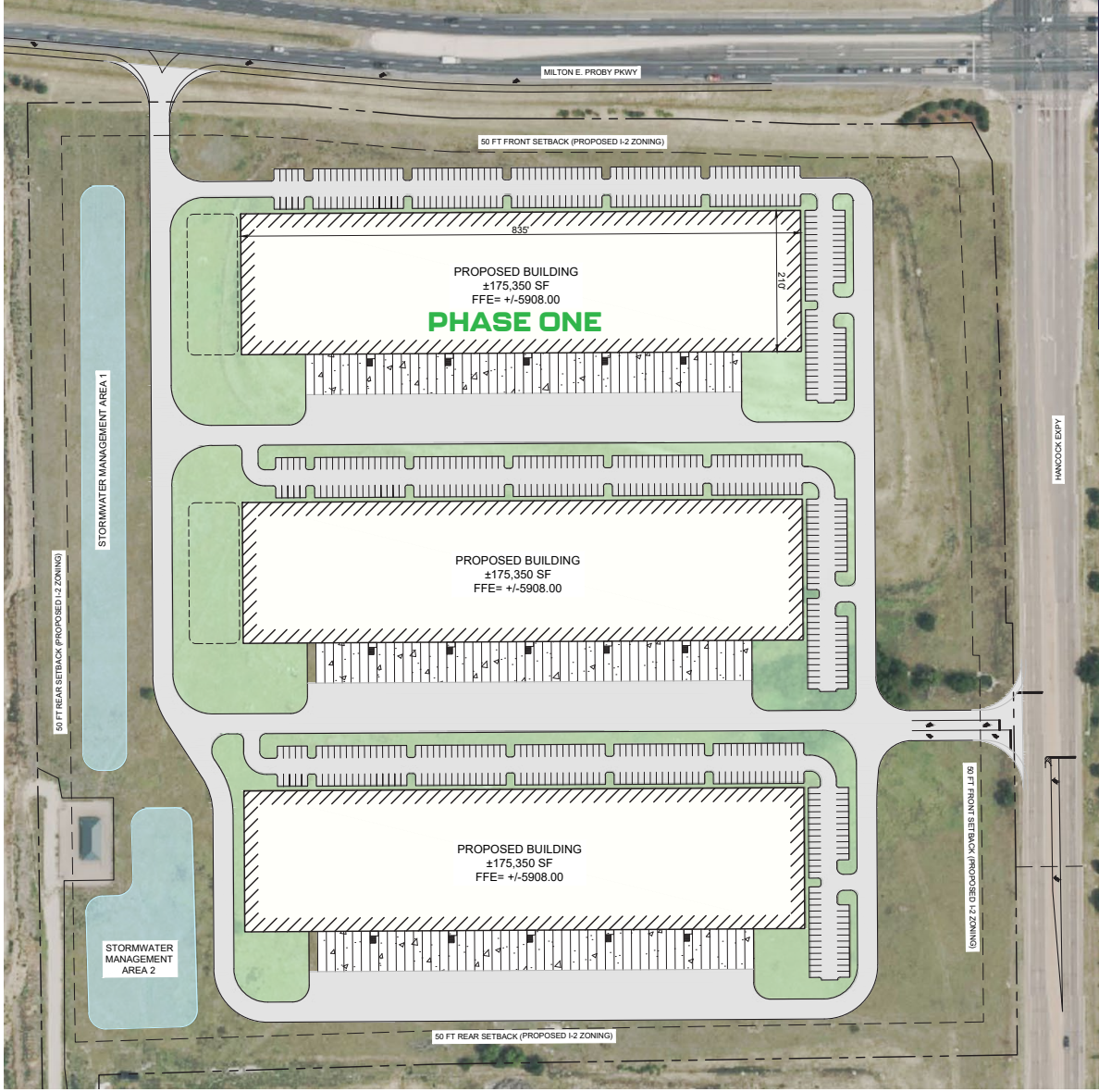
AVAILABLE SPACE
20,000 SF to 526,050 SF
(3 buildings at 175,350 SF)

CLEAR HEIGHT
32 FEET

DELIVERY
1Q2028

LEASE RATE
$13.50 per RSF NNN

ZONING
I-2



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.

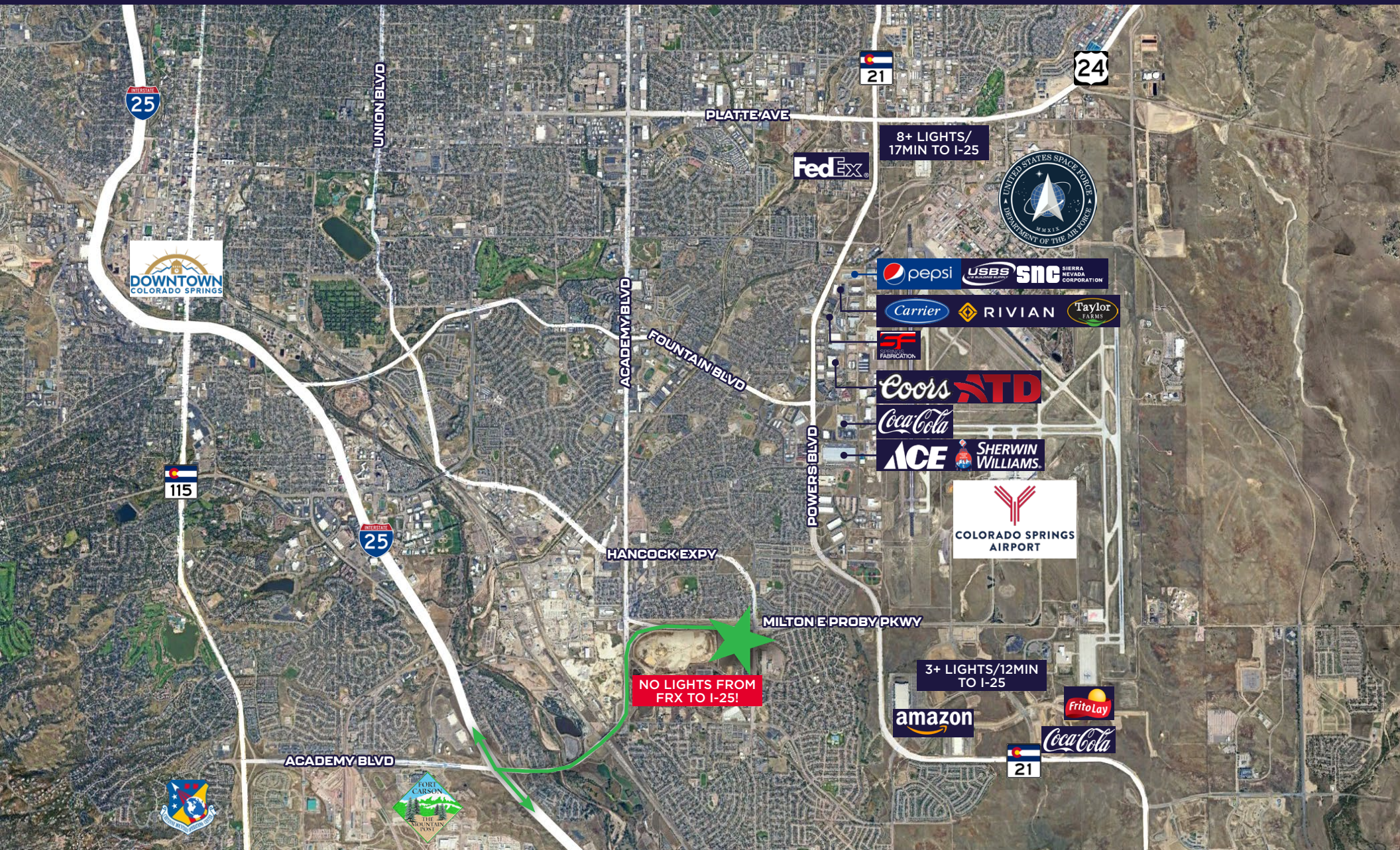
Planned as a three-building campus totaling approximately ±526,000 square feet, the project will feature modern industrial design with 32-foot clear heights, flexible configurations demisable to approximately 20,000 square feet, and institutional-quality construction tailored to today's distribution, 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

I-25 5 minutes	Fort Carson 13 minutes	Peterson AFB 15 minutes	Powers & Interquest 30 minutes
COS Airport 7 minutes	Downtown 14 minutes	Schriever AFB 28 minutes	Denver 63 minutes



JONES DEVELOPMENT

BY THE NUMBERS

Established in **1994**

200+ projects completed in

39 US States + Canada

20M Square Feet Developed

Over **$2B** Invested



LEASING TEAM

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