



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
32 FEET



DELIVERY
4Q2027



LEASE RATE
\$13.50 per RSF NNN

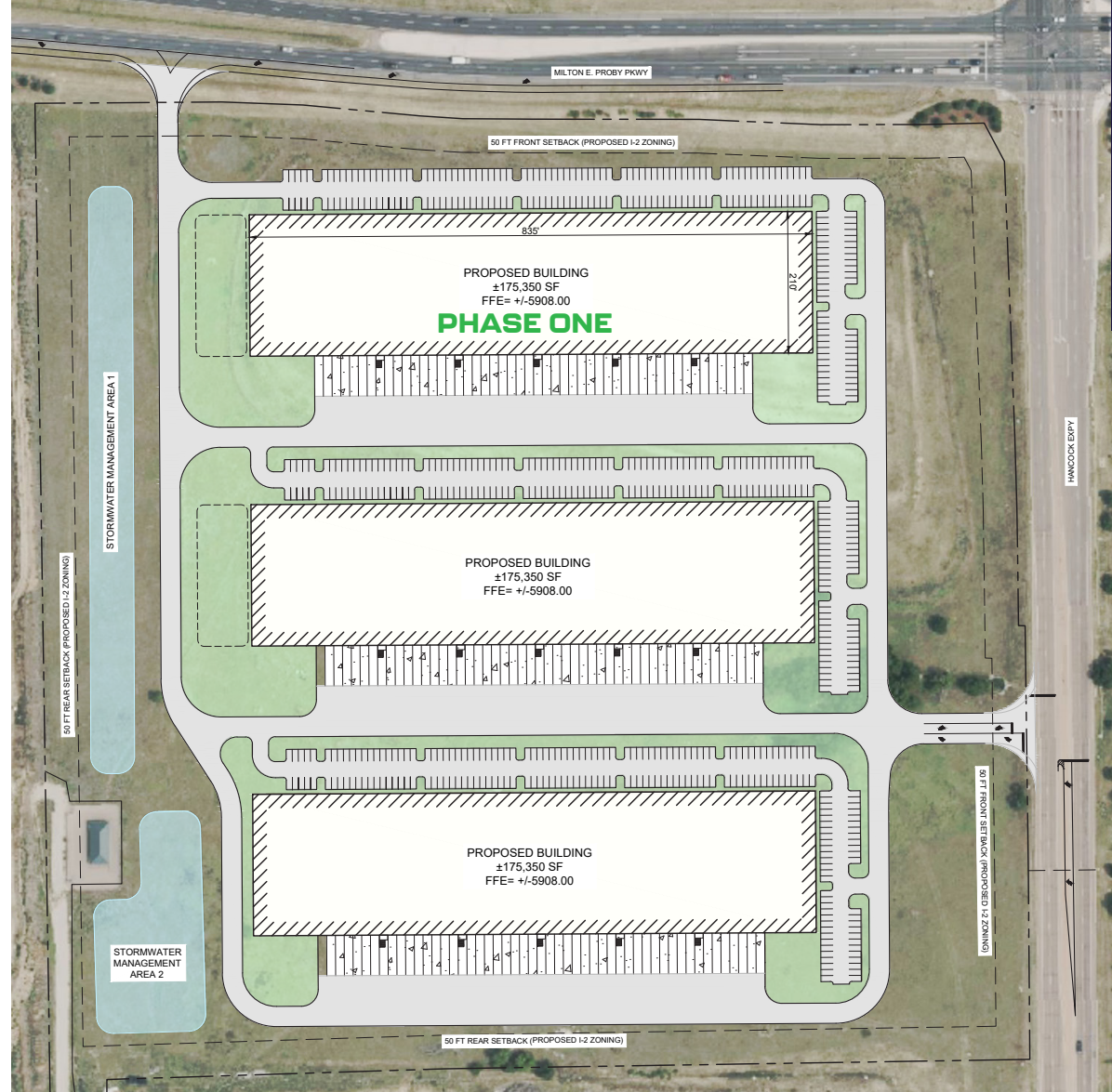


ZONING
I-2

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.

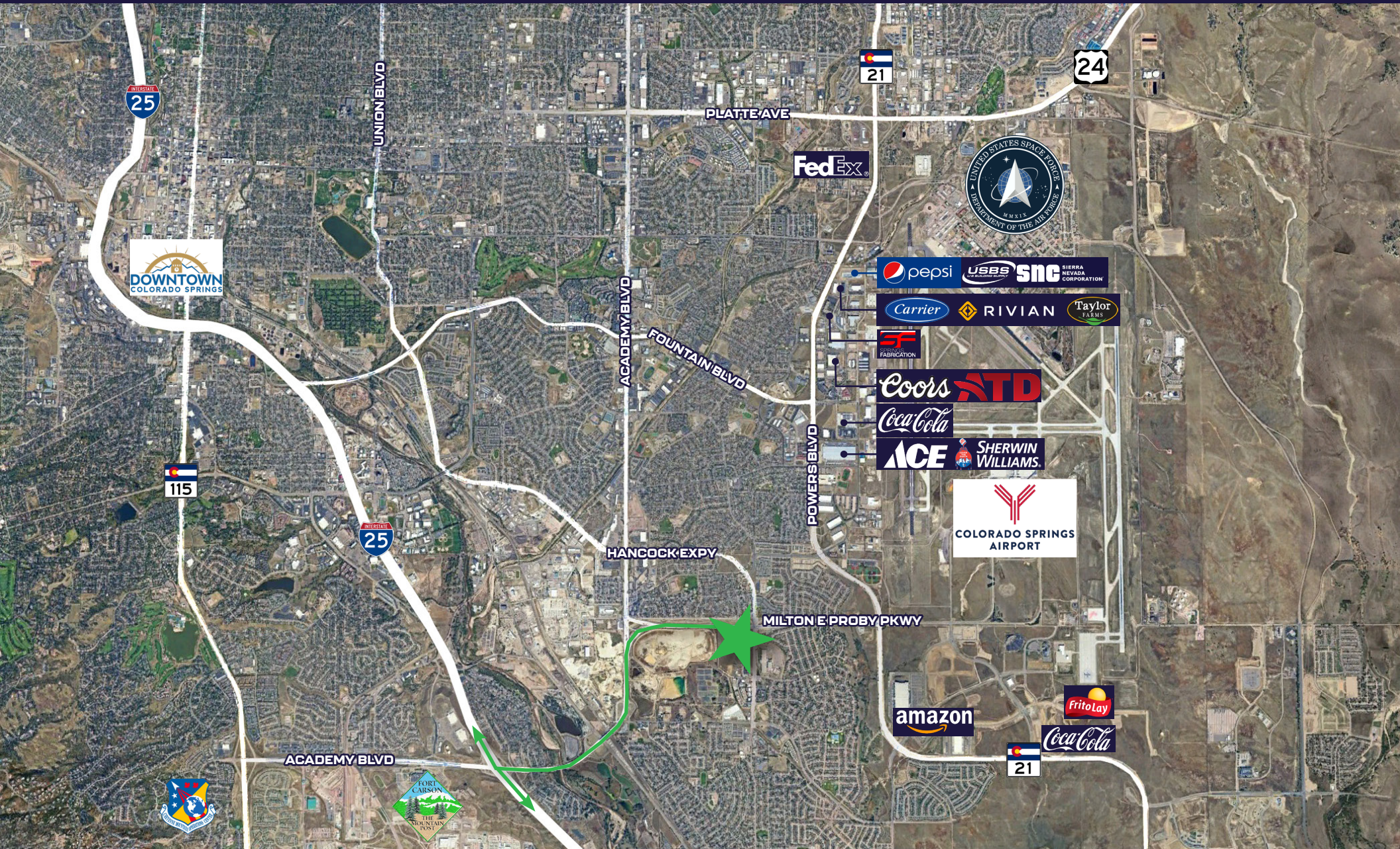
Planned as a three-building campus totaling approximately $\pm 526,000$ square feet, the project will feature modern industrial design with 32-foot clear heights, flexible configurations demisable to approximately 20,000 square feet, and institutional-quality construction tailored to today's distribution,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





Denver
63 minutes



A map of the Colorado Springs metropolitan area and surrounding regions. Major highways are shown in grey, with Interstate 25 (I-25) highlighted in green. I-25 runs north-south through the center of the map. Other highways include US-24, US-16, and various state routes. Labeled locations include Palmer Lake, Woodmoor, Monument, Gleneagle, NORTHGATE, Black Forest, BRIARGATE, Air Force Academy, Cascade, Northwest Colorado Springs, Manitou Springs, Green Mountain Falls, Cascade-Chipita Park, East Colorado Springs, Cimarron Hills, E Platte Ave, Peterson Space Force Base, Southeast Colorado Springs, Stratmoor, Security-Widefield, Fort Carson, Rock Creek Park, Fountain, and Eastonville. A large green star is placed on the map, marking a location near the intersection of I-25 and US-16, just south of Security-Widefield.