

CONSTRUCTION COMPLETED



**2 CLASS A INDUSTRIAL BUILDINGS
TOTALING 363,955 SF | 249,633 SF AVAILABLE**

FOR LEASE OR SALE

INDUSTRIAL | WAREHOUSE | DISTRIBUTION

I-25 & Baptist Rd, Monument, Co

Conveniently located between
Colorado Springs & South Denver



FALCON COMMERCE
C E N T E R



CP | REAL ESTATE CAPITAL



PROPERTY OVERVIEW

Falcon Commerce Center is a premier Class A industrial development positioned just north of Colorado Springs. The project features two modern buildings offering outstanding visibility and convenient access along I-25. Notable neighbors within the park include UPS, Budweiser, and Alpine Buick GMC, with nearby facilities such as Johnson & Johnson's distribution center and Jabil's manufacturing site. The development also borders the 17,000-acre U.S. Air Force Academy, placing it at the center of a thriving business and logistics corridor.



BUILDING SF

Building A: 249,633 SF (AVAILABLE)

Building B: 114,322 SF (SOLD)



OFFSITE INFRASTRUCTURE

Baptist Road frontage improvements



IDEAL FOR

Industrial, Warehouse, Distribution



GREAT VISIBILITY & ACCESS

One of only a few developments with I-25 exposure plus easy access



CONVENIENTLY LOCATED

15 minutes north of downtown Colorado Springs & 45 minutes south of the Denver Tech Center

Colorado Springs
2023 Population: 787,967

True North Commons Mixed-Use Development
& Air Force Academy Visitor's Center



Falcon Commerce Center
Mixed Use Development

Colorado Springs - 17 Miles

Metro Denver - 36 Miles

69,249 VPD



Terrazo Drive



Squadron Drive



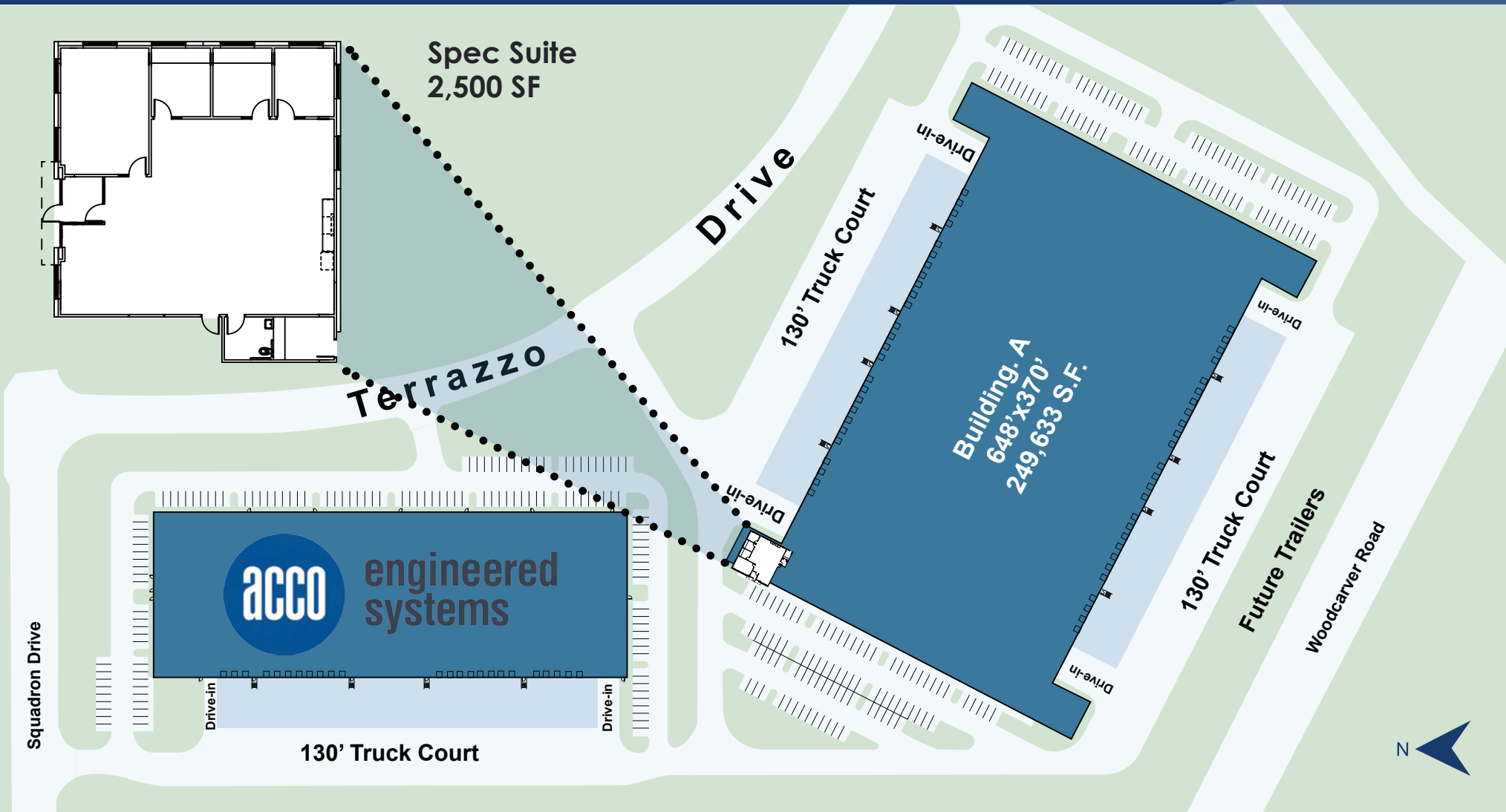
Squadron Drive



Baptist Road

Baptist Road





The perfect blend of flexibility, prime location & convenience

YOUR IDEAL INDUSTRIAL SPACE

The flexible building design at Falcon Commerce Center accommodates a wide range of tenants including industrial, warehouse and distribution.

	BUILDING A	BUILDING B
Building Size	249,633 SF	114,322 SF
Site Size	15.787 AC	7.323 AC
Building Dimensions	648' X 370'	572' X 200'
Column Spacing	50' X 56'	50' X 52'
Clear Height	32'	28'
Truck Courts	130'	130'
Load Type	Cross-dock	Rear load
Dock High Doors	25 (expandable to 52)	24 (expandable to 30)
Drive-in Doors	4	2
Auto Parking	187	139
Trailer Parking	Future parking available	N/A
Construction Type	Tilt-up concrete panels	Tilt-up concrete panels
Roofing Composite	TPO	TPO
Fire Protection	ESFR	ESFR
Floor	7" slab on grade	6" slab on grade
Electrical Capacity	3000 amps, 480 volts	3,000 amps, 480 volts

LOCATION

Strategically located in the north Colorado Springs market adjacent to the U.S. Air Force Academy, this prime location offers unmatched visibility and accessibility with excellent access via Baptist Road and I-25 exposure. Enhanced by recent infrastructure improvements and surrounded by the scenic Santa Fe Trail, Falcon Commerce Center is at the cusp of new industrial development in between Denver Tech Center and Downtown Colorado Springs.

Area Demographics

Radius	2024 Population	2024 Workforce	2024 Average Home Value
5 miles	56,158	48,410	\$711,935
10 miles	160,161	139,490	\$665,202
15 miles	428,805	369,294	\$605,274

Drive Times

- 22 minutes – Downtown Colorado Springs
- 35 minutes – Colorado Springs Airport
- 55 minutes – Downtown Denver
- 40 minutes – Denver Tech Center
- 60 minutes – Denver International Airport



Denver



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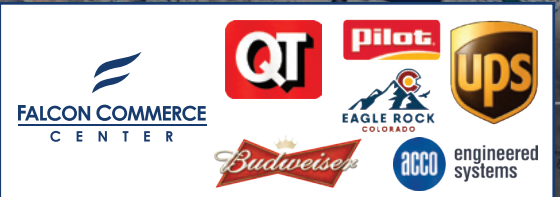


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INTERSTATE 25



INTERSTATE 25

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Colorado Springs



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