

**DELIVERING EARLY 2026**



**2 CLASS A INDUSTRIAL BUILDINGS  
TOTALING 363,955 SF**

**FOR LEASE**

INDUSTRIAL | WAREHOUSE | DISTRIBUTION

**I-25 & Baptist Rd, Monument, Co**

Conveniently located between  
**Colorado Springs & South Denver**



**FALCON COMMERCE**  
**C E N T E R**



# PROPERTY OVERVIEW

Falcon Commerce Center is a premier Class A speculative 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

Building B: 114,322 SF



## **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



## **DELIVERING**

Early 2026



**Colorado Springs**  
2023 Population: 787,967

Metro Denver - 36 Miles

Colorado Springs - 17 Miles

69,249 VPD

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

  
**FALCON COMMERCE  
CENTER**

Falcon Commerce Center  
Mixed Use Development



Terrazo Drive

Squadron Drive

Squadron Drive

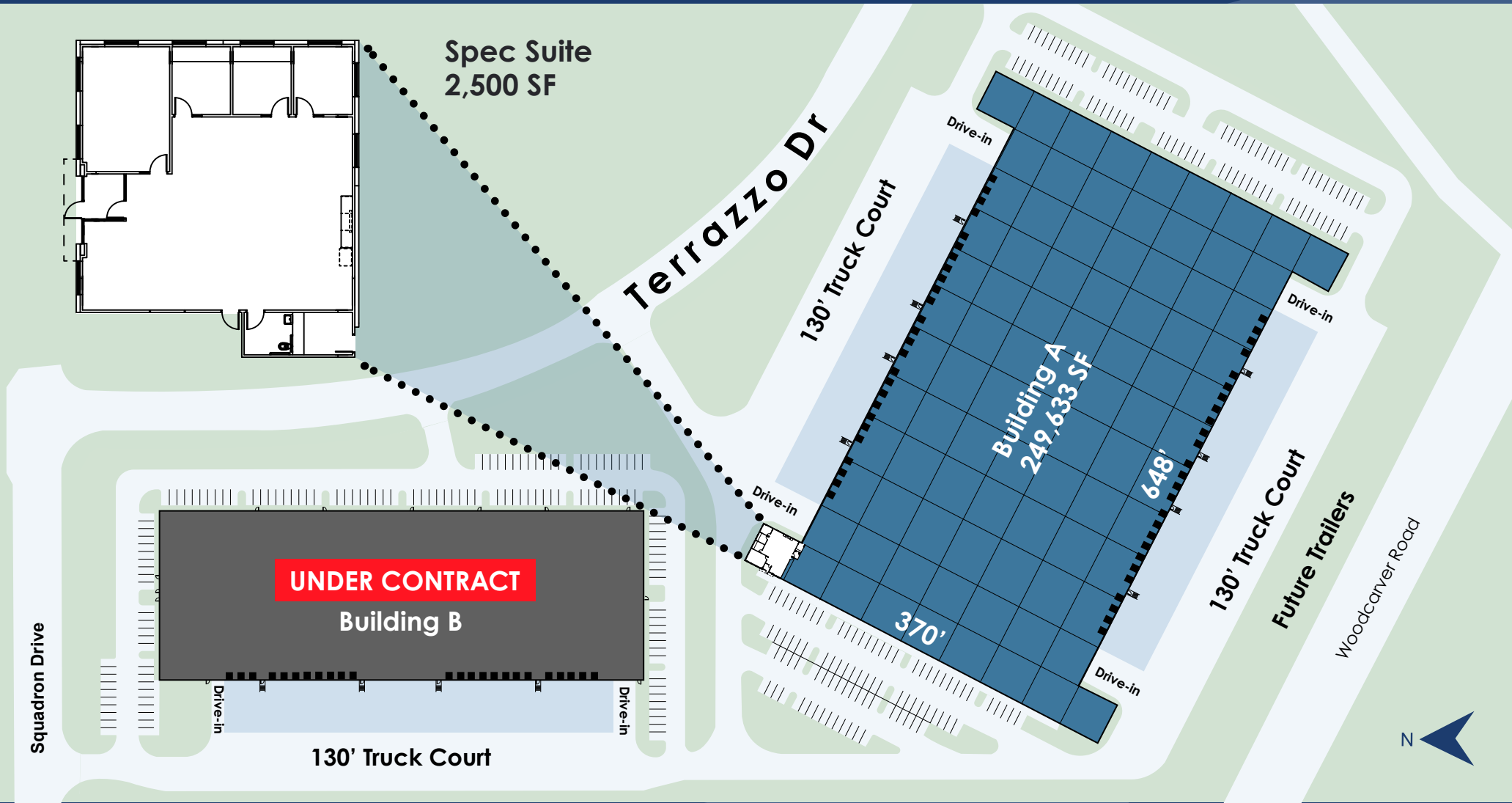


Baptist Road

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

SAFeway

105



PAPA JOHN'S



105

83

Walgreens



Johnson & Johnson  
JABIL



INTERSTATE  
25

Baptist Road

FALCON COMMERCE  
CENTER



POPEYES

Fairfield  
BY MARRIOTT



INTERSTATE  
25

North Gate Blvd

AF  
UNITED STATES  
AIR FORCE  
ACADEMY

HOTEL POLARIS



ACE  
Hardware



83



Colorado  
Springs





# FALCON COMMERCE CENTER



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