

3335 Astrozon Blvd

Colorado Springs, CO 80910

Industrial
Leasing Opportunity
Leasing Brochure



MATTHEWS™

Exclusive Leasing Agents



Jack Kuzio

Associate

(720) 204-1982

jack.kuzio@matthews.com

License No. 100103394 (CO)



Spencer Mason

Vice President

(303) 418-8668

spencer.mason@matthews.com

License No. FA.100082695 (CO)

Brayden Conner

Broker of Record | License No. EC.100099522 (CO)

MATTHEWS™





Table of Contents

- 01** Property Overview
- 02** Financial Overview
- 03** Market Overview

Property Overview

3335 Astrozon Blvd,
Colorado Springs, CO 80910



Investment Highlights

3335 Astrozon Blvd offers a highly functional industrial/flex space in a strategic southeast Colorado Springs location. With easy access to I-25, Hwy-24, Powers Blvd, Hancock Expy, and Academy Blvd, the property is well-positioned for businesses serving both local and regional markets. Just minutes from Peterson Space Force Base and the Colorado Springs Airport, this site supports efficient logistics, distribution, and service operations.

The property features a practical combination of warehouse and office space, including functional clear heights, oversized drive-in doors, and a gated outdoor yard area—making it ideal for contractors, trades, and light industrial users.

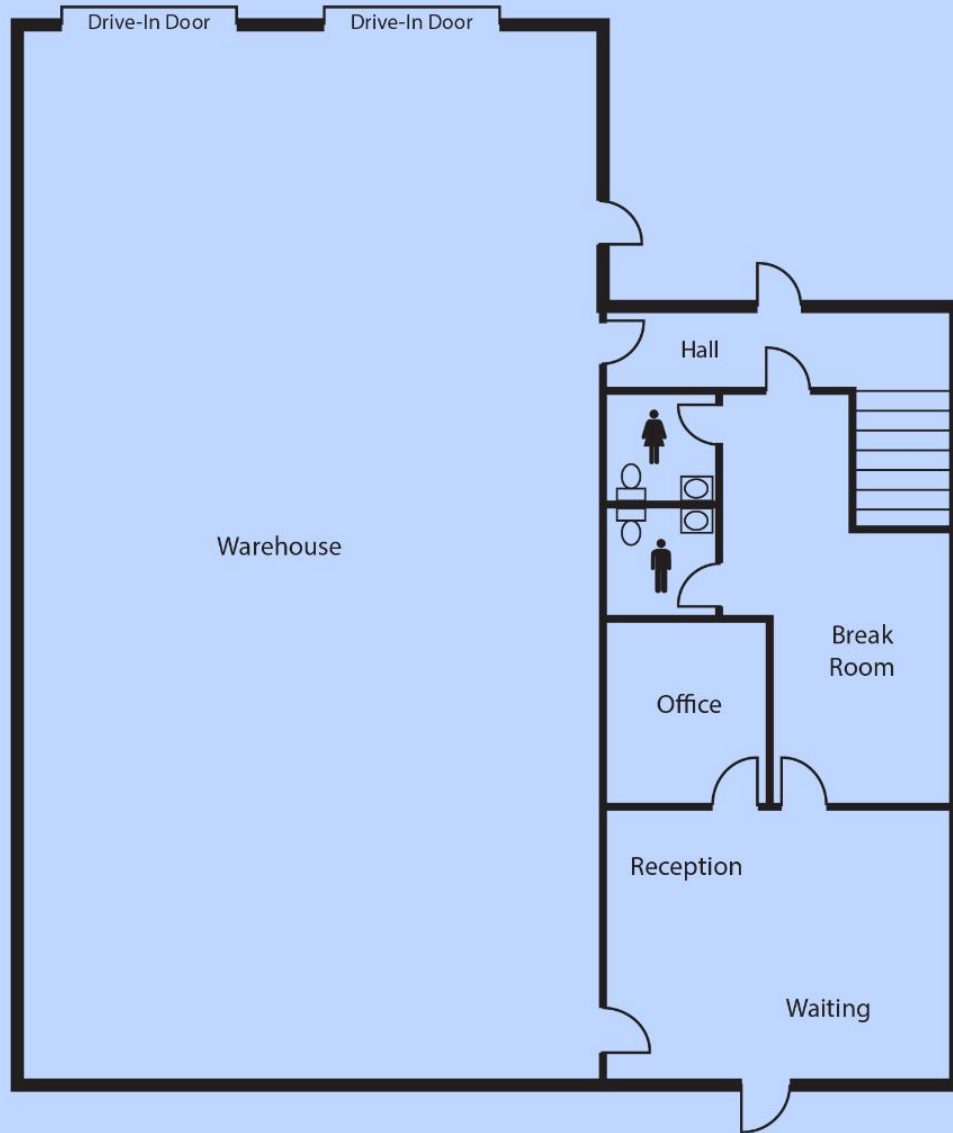
Property Highlights

- Efficient and functional warehouse configuration with clear heights ranging from ± 14 to 16 feet, suitable for a variety of light industrial and storage operations.
- Welcoming front reception area with an integrated second-floor office component, providing dedicated administrative or managerial workspace separate from warehouse operations.
- Two oversized 12' wide by 14' high drive-in doors offer convenient at-grade access for deliveries, shipments, and equipment maneuverability.
- Approximately ± 0.25 acres of gated outdoor storage, secured for vehicle parking, equipment staging, or material laydown, enhancing operational flexibility.
- LED lighting & a radiant heating system within the warehouse supports year-round functionality and cost-effective climate control, improving working conditions and energy efficiency.
- Light Industrial (LI) zoning permits a wide range of commercial and industrial uses, offering adaptability for a broad tenant base.

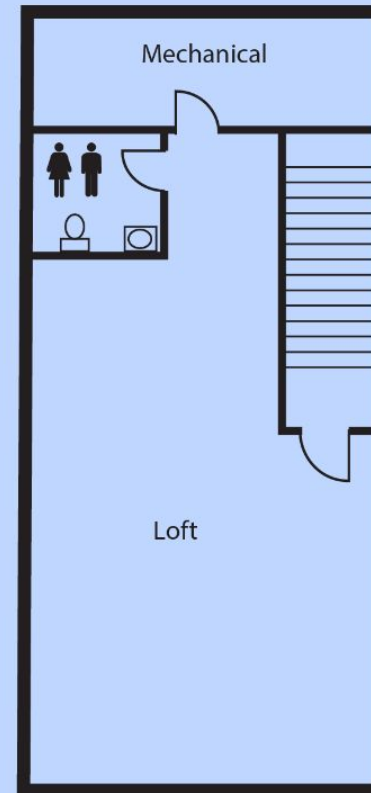


Floor Plan

1st Floor



2nd Floor







ADARAND

Schmidt
construction company

Culligan

Colorado Springs Airport
±5 Miles Away

Colorado Industrial Recycling

Western Steel, INC.

Subject Property

GULFEAGLE SUPPLY

AMERICAN IRON & METAL

SEALCOAT SPECIALTIES

FRAZEE
Construction Co.
The Leader in Underground Utilities

SRS
DISTRIBUTION

BASALITE
Concrete Products

OLD DOMINION
FREIGHT LINE

U-PULL & PAY
SELF-SERVE USED AUTO PARTS
A Pull-A-Part Company

STRESSCON

RINCHM

PDM
STEEL

25
±122,000 VPD

SRM
CONCRETE

Hwy 85
±24,000 VPD

LP
Lindsay
PRECAST

HOLCIM

S Academy Blvd
±56,000 VPD

Walmart
sam's club Supercenter

Bobcat

Google Earth

Interior Photos



Interior Photos



Kitchenette



Restrooms



Reception Area



Reception Area

Offering Summary

3335 Astrozon Blvd,
Colorado Springs, CO 80910



Offering Summary

\$12.00/SF
Asking Rent

±4,800 SF
GLA

NNN
Lease Type

\$2.28/SF
Estimated NNN's

Property Summary

Address	3335 Astrozon Blvd, Colorado Springs, CO 80910
Land Area	±0.60 AC
Zoning	LI
Construction Type	Metal
Year Built	2003
Curb Cuts	2
Loading	2 Drive-In Doors
Property Mix	42% Office/58% Warehouse
Clear Height	±14'-16'



Market Overview

3335 Astrozon Blvd,
Colorado Springs, CO 80910



Colorado Springs , CO

Market Demographics



760,782
Total Population

87,180
Median HH Income

280,000
of Households

67%
Homeownership Rate

385,300
Employed Population

44.8%
% Bachelor's Degree

35.4
Median Age

\$431,600
Median Property Value

Local Market Overview

Colorado Springs offers a strategic location along the I-25 corridor with direct access to Denver and Pueblo, making it ideal for industrial and flex users seeking regional connectivity and operational efficiency. The city's pro-business environment, growing population, and access to a skilled workforce support a strong foundation for logistics, light manufacturing, and service-oriented operations.

The market benefits from a diverse economic base, including aerospace, defense, and technology sectors, with demand further driven by major military installations such as Peterson Space Force Base and Fort Carson. Industrial vacancy remains tight, and limited new supply has supported stable leasing fundamentals and steady rent growth.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,207	99,270	205,313
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,485	37,596	79,818
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,069	\$85,868	\$94,745



Economic Drivers

Colorado Springs maintains a diverse economic profile supported by sectors including aerospace, defense, advanced manufacturing, cybersecurity, and healthcare. The city is home to several major military installations—Peterson Space Force Base, Fort Carson, and Schriever Space Force Base—which generate significant demand for logistics, contracting, and industrial support services. These institutions contribute to long-term employment stability and consistent economic activity across the region.

The workforce is highly educated, with a large share of residents holding bachelor's degrees or higher. Colorado Springs also benefits from a favorable tax environment and strategic positioning along the I-25 corridor, providing direct access to regional transportation networks. These factors contribute to sustained demand for industrial and flex space across a range of user types.

Attractions

Colorado Springs offers a quality living environment that supports workforce retention and recruitment. Located at the base of Pikes Peak, the city features extensive outdoor amenities such as Garden of the Gods and Red Rock Canyon, which provide year-round access to hiking, cycling, and other recreational activities.

The area includes a range of cultural, educational, and entertainment venues, including the U.S. Olympic & Paralympic Museum, Colorado College, and a revitalized downtown. Compared to nearby urban markets, Colorado Springs offers a more accessible cost of living, making it a practical location for both residents and employers.

MATTHEWS™

Exclusive Leasing Agents



Jack Kuzio

Associate

(720) 204-1982

jack.kuzio@matthews.com

License No. 100103394 (CO)



Spencer Mason

Vice President

(303) 418-8668

spencer.mason@matthews.com

License No. FA.100082695 (CO)

Brayden Conner | Broker of Record | License No. EC.100099522 (CO)

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of 3325 Astrozon Blvd, Colorado Springs, CO 80910 (“Property”). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.