Single or Dual Tenancy | ±20,448 Square Feet | Secured Outdoor Storage

# 1335 FORD ST

Colorado Springs, CO 80915

**Industrial Leasing Opportunity**

Offering Memorandum

# EXCLUSIVELY LISTED BY

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**1335 Ford St**
Colorado Springs, CO 80915

# LEASING HIGHLIGHTS

## The Opportunity

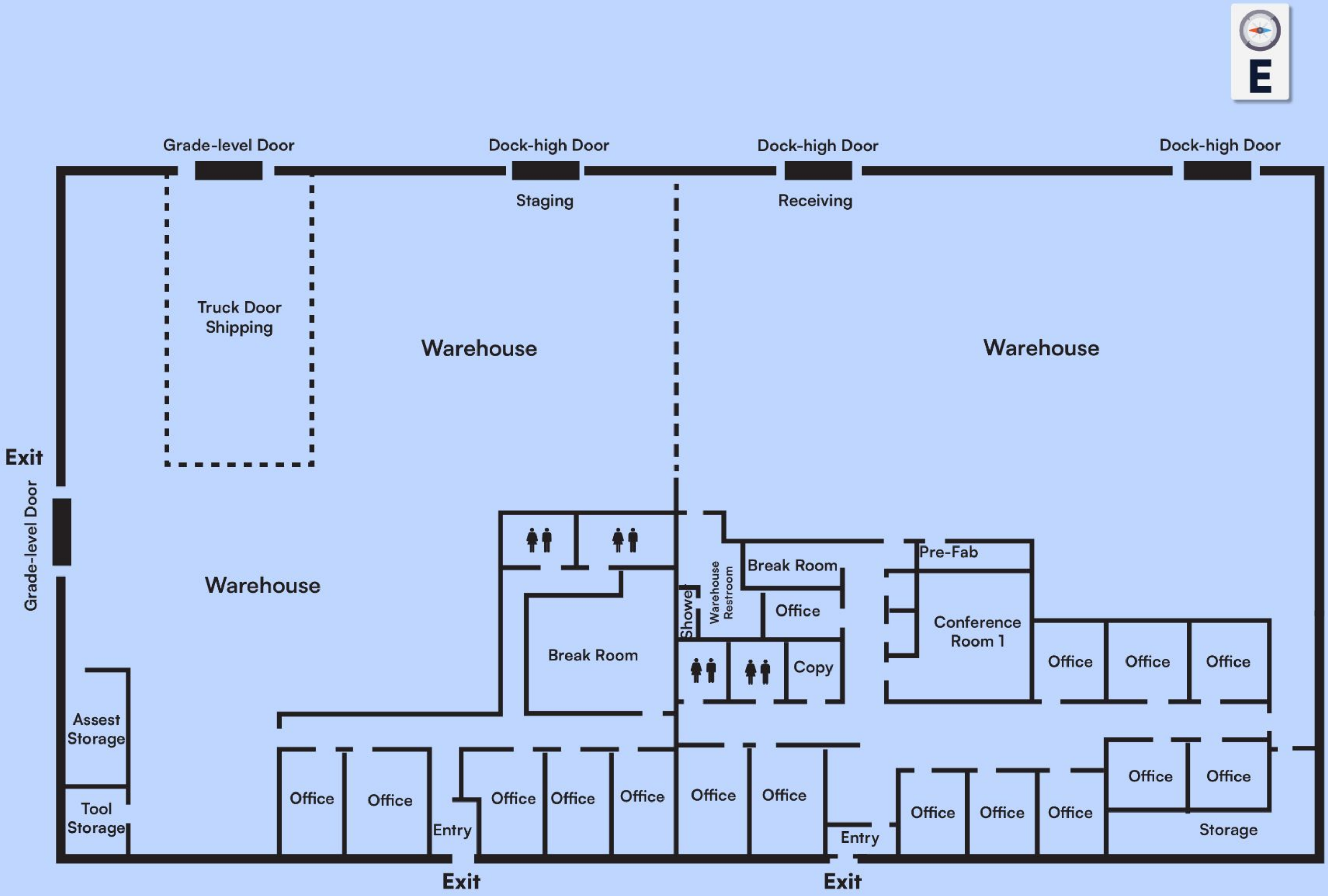
1335 Ford St presents a versatile industrial/flex leasing opportunity in an established central location in the Colorado Springs Airport Submarket with convenient access to E Platte Ave and N Powers Blvd. The property is well-suited for contractors, service providers, light manufacturing users, fabrication operations, and regional distribution tenants seeking functional industrial space with strong connectivity throughout the Colorado Springs market.

The ±20,448 SF concrete Twin-T building can be configured for single or multi-tenant occupancy and offers a balanced mix of warehouse and office space to accommodate a variety of operational needs. The planned suite division creates two highly functional ±10,224 SF units, allowing flexibility for users requiring functional industrial and flex layouts. Unit A offers an approximately 75% warehouse / 25% office configuration with a combination of drive-in and dock-high loading, while Unit B provides an approximate 65% warehouse / 35% office mix with multiple dock-high doors.

The property features functional 14’ clear height, heavy 3-phase power with 1,000 amps / 480 volts (to be verified by an electrician), a total of 3 dock-high and 2 grade-level doors, and secured outdoor storage on the ±2.01-acre site. Combined with I-2 zoning and infill industrial positioning, 1335 Ford St provides a practical solution for a broad range of industrial occupiers seeking flexibility, accessibility, and operational utility within Colorado Springs.

### Property Highlights

- Versatile ±20,448 SF Industrial/Flex Warehouse
- Sturdy Concrete, Twin-T Construction
- Divisible Into Two ±10,224 SF Units
- Secured Outdoor Storage on the ±2.01-Acre Site
- Flexible I-2 zoning Allows a Broad Range of Industrial Uses
- Functional Warehouse Layouts with ±14’ clear height
- Heavy Power Infrastructure: 1,000a / 480v / 3p (TBV)
- Combination of Dock-High and Grade-Level Loading
- Two Curb Cuts Providing Efficient Site Circulation
- Convenient Access to E Platte Ave, N Powers Blvd
- Centrally Located in the Colorado Springs Airport Submarket



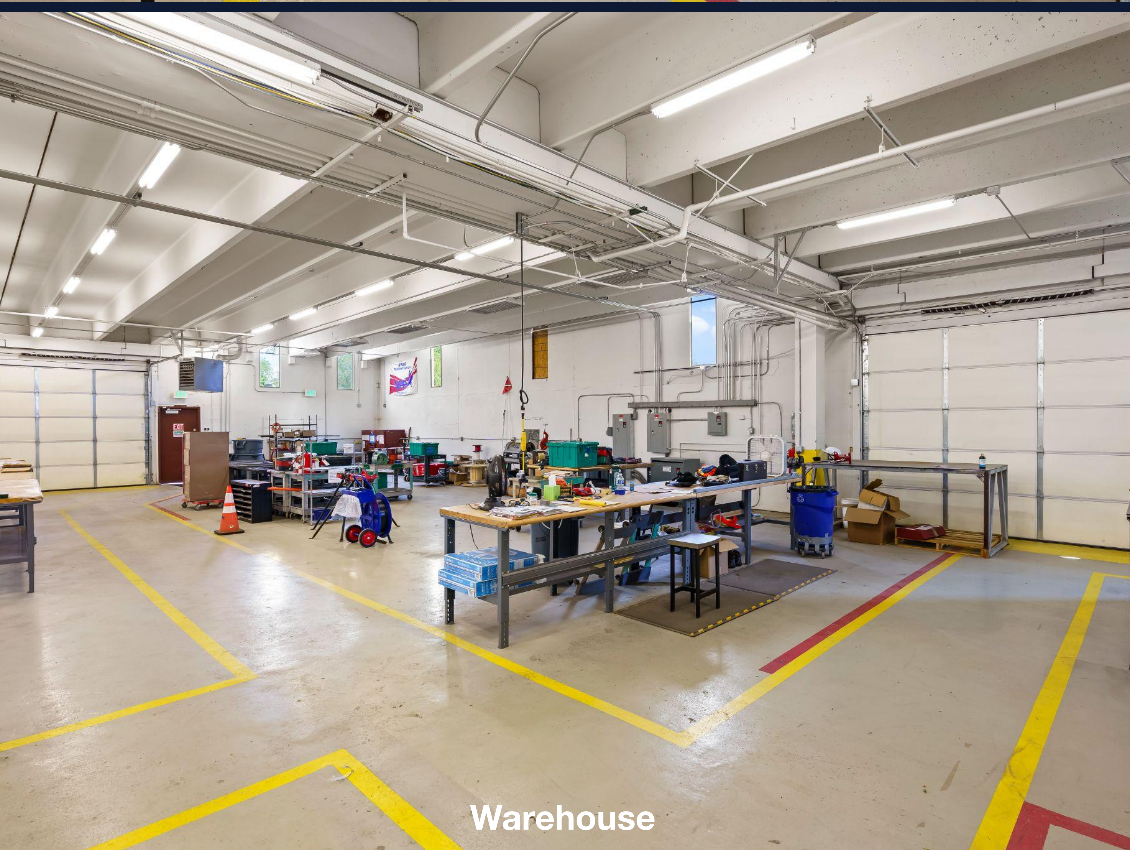
E
Grade-level Door
Dock-high Door
Dock-high Door
Dock-high Door
Staging
Receiving
Truck Door Shipping
Warehouse
Warehouse
Exit
Grade-level Door
Warehouse
Pre-Fab
Break Room
Warehouse Restroom
Shower
Office
Conference Room 1
Break Room
Copy
Office
Office
Office
Assest Storage
Tool Storage
Office
Office
Entry
Office
Office
Office
Office
Office
Entry
Office
Office
Office
Office
Office
Storage
Exit
Exit

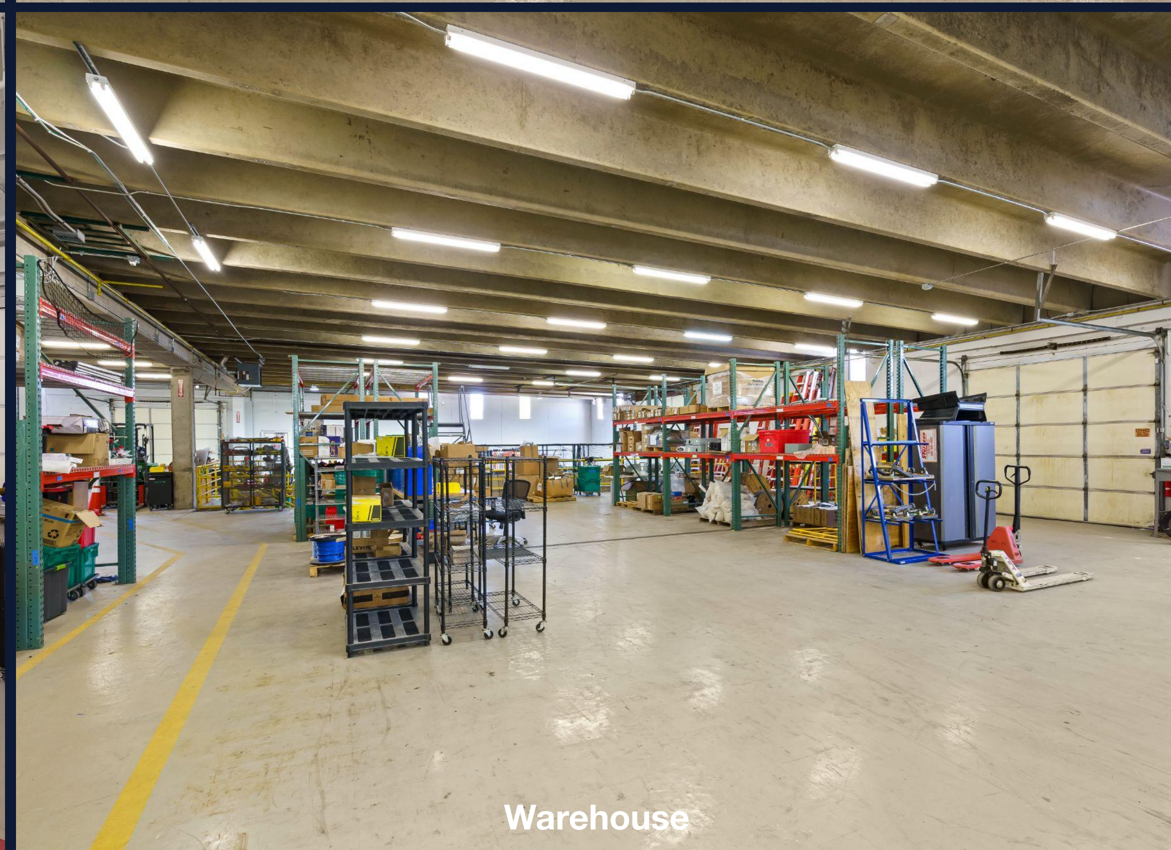

NW
Walmart Supercenter
VASA FITNESS
DUTCH BROS
Pizza Hut
7 ELEVEN
BIG O TIRES
WESTERN FIREPLACE SUPPLY
COMFORT AIR DISTRIBUTING
Right Products. Right Now.
21
± 64,000 VPD
VORTEX
HERITAGE LANDSCAPE SUPPLY GROUP
HOME HEATING SERVICE
Guzzy's VW Garage
PRYOR FLOOR Co. Inc.
HARDWOOD FLOORING SPECIALISTS
Lightline LLC
Construction Company
Omaha Blvd
HCD Inc Concrete
Concrete Contractor
MIKE'S JAPANESE & DOMESTIC AUTO
BLAZER ELECTRIC SUPPLY COMPANY
Subject Property
Ford St
AA Striping
Google Earth

# Interior Photos


Warehouse


Warehouse


Warehouse


Warehouse

# Interior Photos

Office Space


Reception

Kitchenette

Office Hallway

# OFFERING SUMMARY

**1335 Ford St**
Colorado Springs, CO 80915

# OFFERING SUMMARY

| | | | |
|---|---|---|---|
| **±20,448 SF** | **$12.00/SF** | **NNN** | **$3.50** |
| GLA | Asking Rate | Lease Type | Estimated NNN’s |

## Property Summary

| | |
|---|---|
| **Address** | 1335 Ford St, Colorado Springs, CO 80915 |
| **Gross Leasable Area** | ±20,448 SF |
| **Land Area** | ±2.01 AC |
| **Zoning** | I-2 |
| **Construction Type** | Concrete (Twin-T) |
| **Year Built** | 1973 |
| **Curb Cuts** | 2 |
| **Loading** | 2 Drive-In Doors & 3 Dock-High Doors |
| **Power** | 1,000a / 480v / 3-phase (TBV) |
| **Clear Height** | ±14' |

# Suite Features

| Unit A | |
|---|---|
| **Gross Leasable Area** | ±10,224 SF |
| **Asking Rate** | $12.00/ SF |
| **Lease Type** | NNN |
| **Approximate Mix** | ±75% Warehouse \| ±25% Office |
| **Loading Features** | 2 Grade-Level and 1 Dock-High Door |

| Unit B | |
|---|---|
| **Gross Leasable Area** | ±10,224 SF |
| **Asking Rate** | $12.00/ SF |
| **Lease Type** | NNN |
| **Approximate Mix** | ±65% Warehouse \| ±35% Office |
| **Loading Features** | 2 Dock-High Doors |

# MARKET OVERVIEW

**1335 Ford St**
Colorado Springs, CO 80915

# COLORADO SPRINGS , CO

**Market Demographics**

**495,000**
Total Population

**$85,000**
Median HH Income

**400,000**
Employed Population

**36**
Median Age

**Local Market Overview**

The Colorado Springs industrial market is supported by strong population growth, a significant military and aerospace presence, and continued in-migration from higher-cost Western states. Demand is driven by a mix of defense contractors, logistics users, light manufacturing, and regional service providers, with aerospace-related growth anchored by Peterson Space Force Base and the U.S. Air Force Academy. These employment drivers support stable absorption across both flex and warehouse product types.

Located along the I-25 corridor, Colorado Springs provides key north–south connectivity between Denver and Southern Colorado, strengthening its role as a regional distribution and service hub. Limited infill land and rising construction costs have constrained new supply in core areas, supporting steady rent growth and relatively tight vacancy in newer industrial inventory.

| Population | 3-Mile | 5-Mile | 10-Mile |
|---|---|---|---|
| Five-Year Projection | 84,503 | 221,641 | 608,268 |
| Current Year Estimate | 83,684 | 221,193 | 598,229 |
| 2020 Census | 84,634 | 220,058 | 581,806 |
| Growth Current Year-Five-Year | 0.98% | 0.20% | 1.68% |
| **Households** | **3-Mile** | **5-Mile** | **10-Mile** |
| Five-Year Projection | 34,062 | 91,081 | 244,157 |
| Current Year Estimate | 33,398 | 90,023 | 238,606 |
| 2020 Census | 31,634 | 85,125 | 222,552 |
| Growth Current Year-Five-Year | 1.99% | 1.18% | 2.33% |
| **Income** | **3-Mile** | **5-Mile** | **10-Mile** |
| Average Household Income | $99,331 | $102,014 | $120,661 |

## Economic Drivers

Colorado Springs' industrial market is anchored by a highly stable defense and aerospace ecosystem that provides a consistent foundation for long-term industrial demand. Major installations such as Peterson Space Force Base and the U.S. Air Force Academy drive significant employment in space operations, cybersecurity, intelligence, missile defense, and advanced communications, creating a durable base of government and contractor-related industrial activity. This presence is further supported by a growing cluster of private aerospace, engineering, and technology firms that continue to expand within the region.

In addition to defense, Colorado Springs has steadily diversified its industrial base into logistics, light manufacturing, and regional distribution. Its strategic location along the Front Range corridor, with direct access to Interstate 25, enhances connectivity to Denver, Pueblo, and broader regional markets, making it a cost-effective alternative to higher-priced northern industrial hubs. Continued in-migration and a growing labor pool further support tenant demand, while a mix of small-bay industrial and flex users contributes to steady and broad-based absorption trends.

## Attractions

Colorado Springs offers a strong quality-of-life environment that plays an important role in sustaining population growth and supporting industrial workforce needs. The area is defined by its access to premier outdoor and natural amenities, including Pikes Peak and the iconic formations at Garden of the Gods, both of which serve as major regional and national draws. These assets continue to attract residents from higher-cost Western markets, reinforcing long-term in-migration trends and supporting household formation.

The city also benefits from a strong and stable military community that contributes to economic resilience and cultural identity, while also supporting consistent demand for housing and services. In addition, a growing tourism and recreation economy—supported by year-round outdoor activities, sporting events, and regional visitation—enhances the city's broader appeal. Together, these factors strengthen Colorado Springs' ability to attract and retain both employers and talent, reinforcing its long-term industrial and economic fundamentals.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1335 Ford St, Colorado Springs, CO, 80915 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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