



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

NEW CONSTRUCTION CLASS-A INDUSTRIAL FOR LEASE



CLICK HERE TO VIEW
CONSTRUCTION
UPDATE VIDEO



COLORADO AEROSPACE BUSINESS CENTER



8470 Launch Point
Colorado Springs, CO 80926
NWC Bradley Rd & Foreign Trade Zone Blvd

ARCO
MURRAY
| DESIGN BUILD

AZ Opportunity
Fund. LLC

Project Site Plan

Spec / Build-To-Suit Opportunities Available

Delivery Schedule

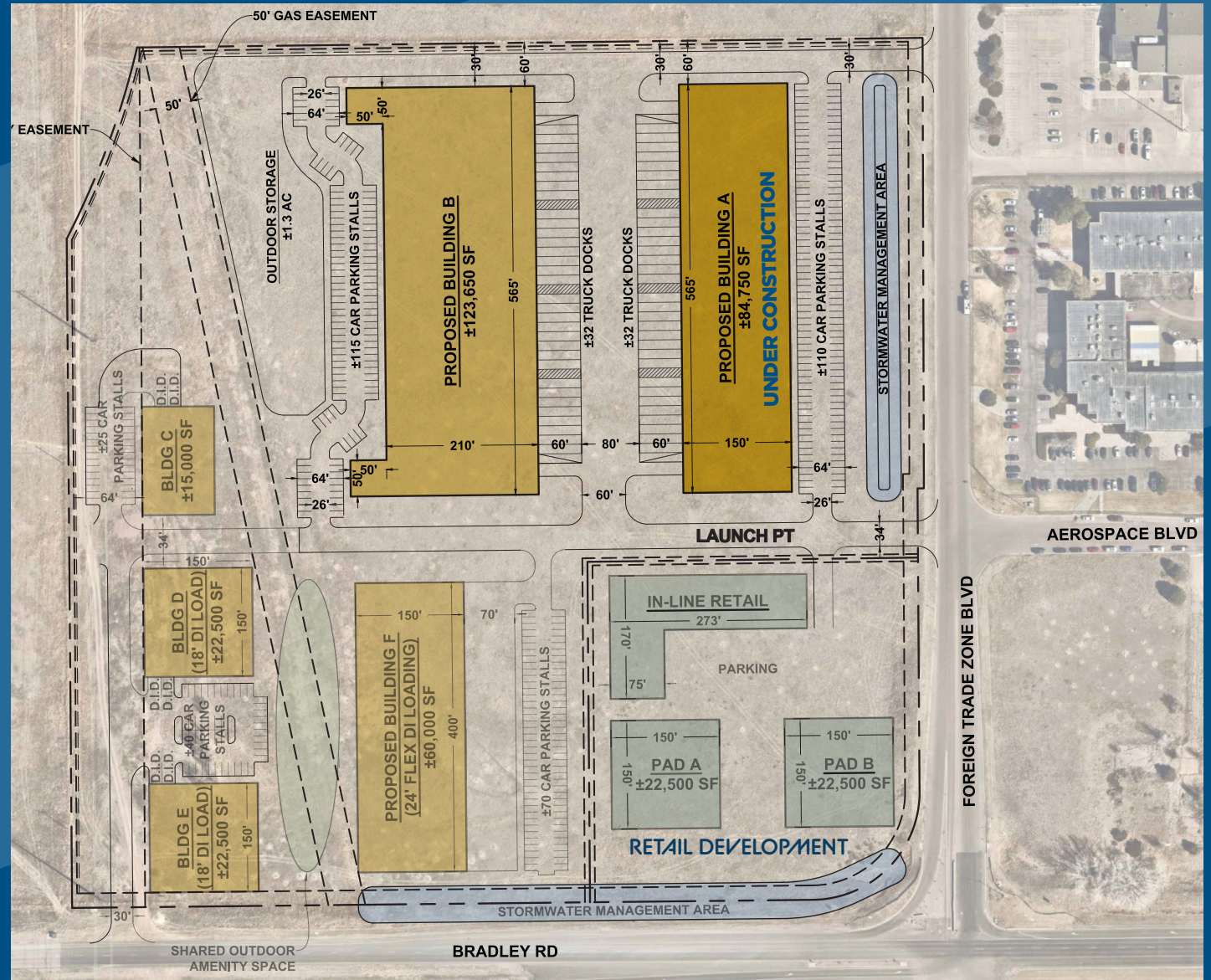
84,750 SF SPEC Development

- » **Dirt Work** 3Q24
- » **Slab & Walls** 4Q24
- » **Core & Shell** 2Q25

Build-to-Suit Opportunities

- 15,000 SF Industrial
- 22,500 SF Industrial (2)
- 60,000 SF Industrial
- 123,000 SF Industrial

Retail Pads Available



COLORADO AEROSPACE BUSINESS CENTER

Phase 1 | Building A

Under Construction • Anticipated Occupancy 1Q26

8470 Launch Pt. Colorado Springs, CO 80926
NWC Bradley Rd & Foreign Trade Zone Blvd

Specialized Infrastructure



Fiber
Redundancy



Solar
Ready



Antenna
Ready

BUILDING SIZE
84,750 SF

AVAILABLE SPACE
19,519 - 84,750 SF

LEASE RATE
NEGOTIABLE

ZONING
I2

NNN RATE
To be assessed

CLEAR HEIGHT
Bldg. 1: 26' Bldg. 2: 32'

LOADING
(8) DOCK-HIGHS
(2) DRIVE-IN
(Additional available)

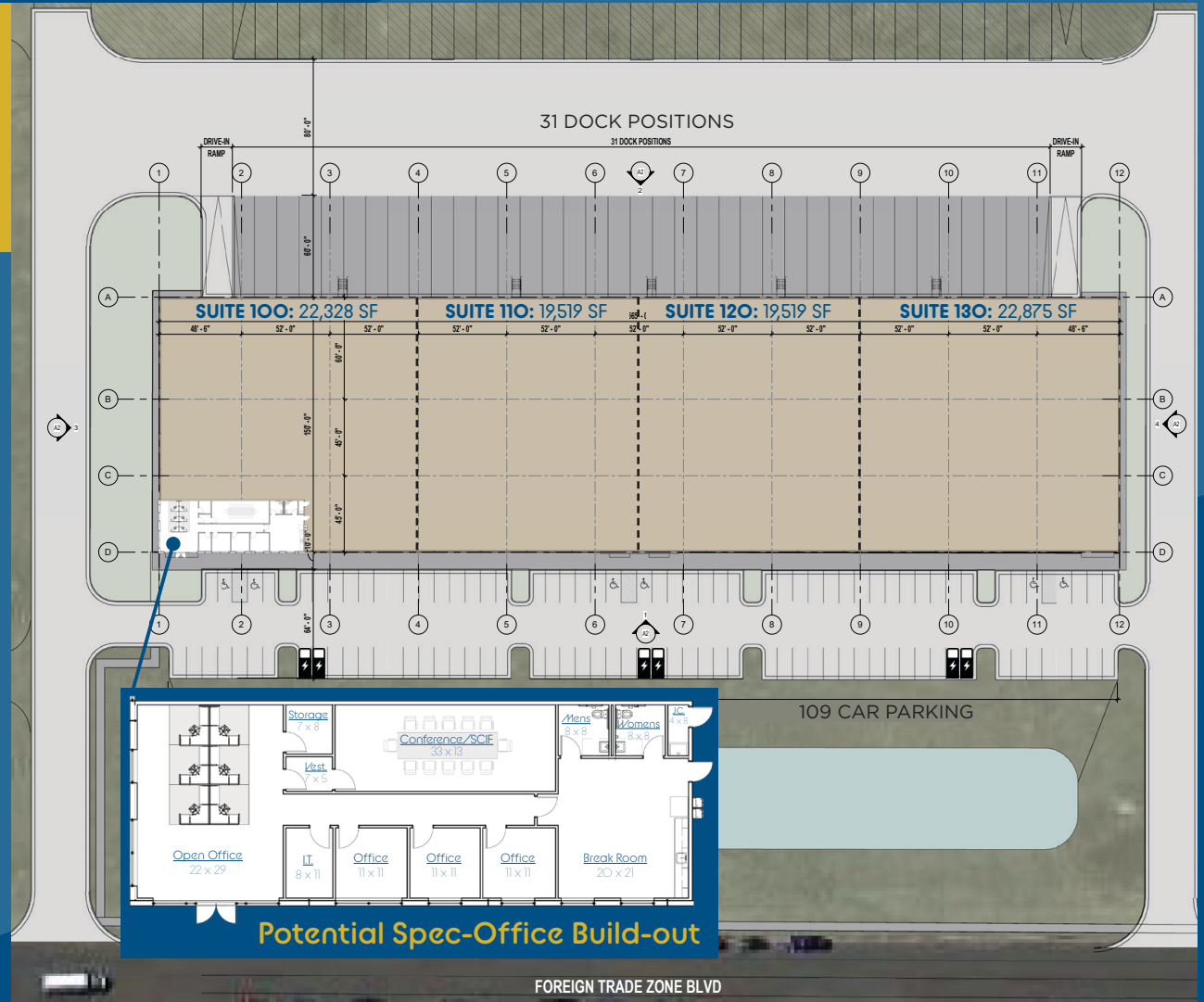
COLUMNS
45' x 52'
SPEED BAY
60' x 52'

TRAILER STALLS
31

SPRINKLERS
ESFR

PARKING
109 PASSENGER
STALLS

ELECTRICAL
3,000 AMPS
THREE PHASE



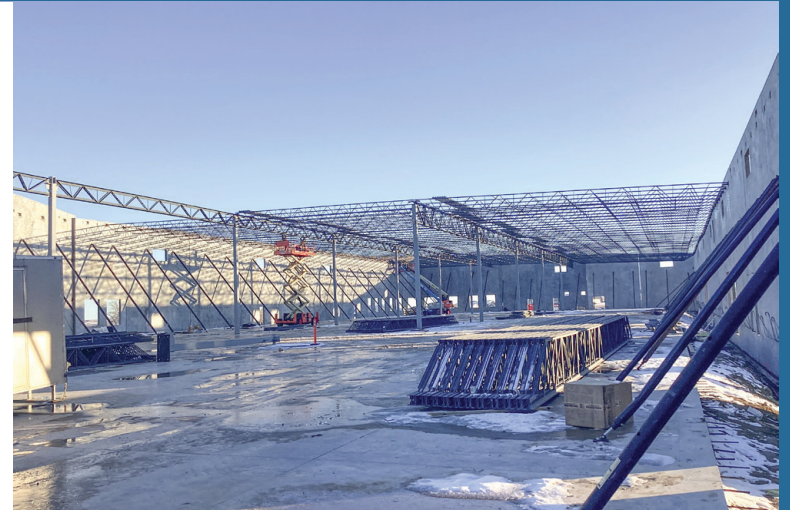
COLORADO AEROSPACE BUSINESS CENTER

Phase 1 | Building A

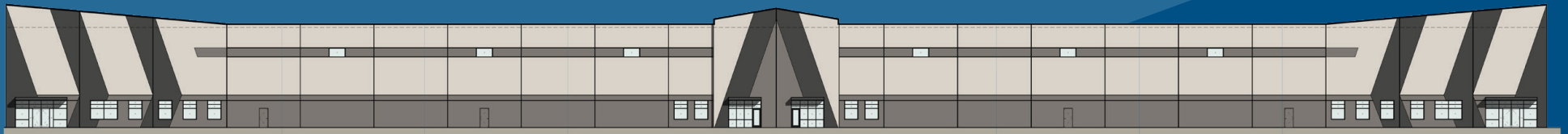
8470 Launch Pt. NWC Bradley Rd & Foreign Trade Zone Blvd



CLICK HERE TO VIEW
**CONSTRUCTION
UPDATE VIDEO**



Construction Status: January 2025
Walls Tilted & Steel Erection Underway!



Colorado Aerospace Business Center offers a blend of incentives, tax advantages, and specialized infrastructure, fostering growth and innovation.



Enterprise Zone



Opportunity Zone



Foreign Trade Zone (FTZ)



Commercial Aeronautical Zone (CAZ)

As an **Enterprise Zone**, it promotes job creation and business expansion. Meanwhile, its **Opportunity Zone** designation unlocks tax benefits for investors. Positioned within a **Foreign Trade Zone (FTZ)**, it streamlines international trade with customs advantages. Additionally, being part of a **Commercial Aeronautical Zone (CAZ)** ensures access to a thriving aerospace industry.



What's happening in the High Growth Airport Trade Area?

“Peak Innovation Park in Colorado Springs on track to become one of the city’s largest employment centers”



Click here to read the article



“Hundreds of acres to be added to business park east of Colorado Springs Airport”



Click here to read the article



“Colorado Springs City Council approves annexation aiming to bring diverse housing options”



Click here to read the article



“Groundbreaking for Colorado Aerospace Business Center in Colorado Springs”



Click here to read the article



“AZ Opportunity Fund announces a 320K SF Aerospace Industrial Park in Colorado Springs, CO”



Click here to read the article



10,741 VPD

8 Miles to 25

78 Miles to 70

156 Miles to Kansas

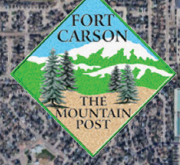
41 Miles to Pueblo, CO

85 Miles to Denver, CO

7 Miles to Peterson SFB

11 Miles to Ft Carson

COLORADO AEROSPACE BUSINESS CENTER



Pro-business and progressive, Colorado Springs tops best of lists by U.S. News & World Report and the Site Selectors Guild.

Colorado Springs is home to the largest growing workforce in the United States. Growing companies and talented professionals opt for opportunity in the city known for affordability, industry ingenuity, and world-class workforce.

Consecutively ranked as one of the best places to live in the United States, Colorado Springs population growth outpaces the national average by nearly double with more than 300,000+ new residents anticipated by 2030.

With thousands of miles of trails and some of the nation's most breathtaking views and activities, Colorado Springs attracts over 21 Million visitors annually!

Colorado Springs is a place to pioneer prosperity.

4.4%

CORPORATE TAX RATE

#4

BEST PLACE TO LIVE FOR
YOUNG PROFESSIONALS
US NEWS 2023

32%

EL PASO COUNTY WILL SEE
A 32% INCREASE IN
POPULATION IN THE
NEXT 20 YEARS
COLORADO STATE DEMOGRAPHY OFFICE

#1

STATE FOR WORKFORCE
CNBC 2022

\$27 BILLION

ANNUAL REGIONAL
ECONOMY

769,947+

COUNTY POPULATION

#15

BEST PERFORMING
LARGE CITIES
MILKEN INSTITUTE 2024

#4

BEST STATE ECONOMY IN U.S.
WALLETHUB STATE ECONOMICS 2022

\$3.3 BILLION

AEROSPACE AND DEFENSE
SECTOR CONTRIBUTION TO
THE LOCAL ECONOMY

39.5%

RESIDENTS HOLDING
A BACHELOR'S DEGREE
OR HIGHER

450+

MANUFACTURING
COMPANIES
IN COLORADO SPRINGS
THE COLORADO SPRINGS BUSINESS JOURNAL

11,600+

MANUFACTURING
WORKFORCE
KEY INDUSTRIES





8 Miles to 

85 Miles to Denver, CO

78 Miles to 

7 Miles to Peterson SFB

156 Miles to Kansas

11 Miles to Ft Carson

41 Miles to Pueblo, CO



Colorado Springs Commercial

AARON HORN

SR MANAGING DIRECTOR

+1 719 330 4162

ahorn@coscommercial.com

HEATHER MCKEEN

DIRECTOR

+1 719 568 1389

hmckeen@coscommercial.com

90 South Cascade Avenue, Suite 1150

Colorado Springs, CO 80903

coscommercial.com



TYLER SMITH

+1 303 312 4296

t.smith@cushwake.com

1401 Lawrence Street, Suite 1100

Denver, CO 80202 | USA

cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.