



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

NEW CONSTRUCTION CLASS-A INDUSTRIAL FOR LEASE

DELIVERY 1Q26



# 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

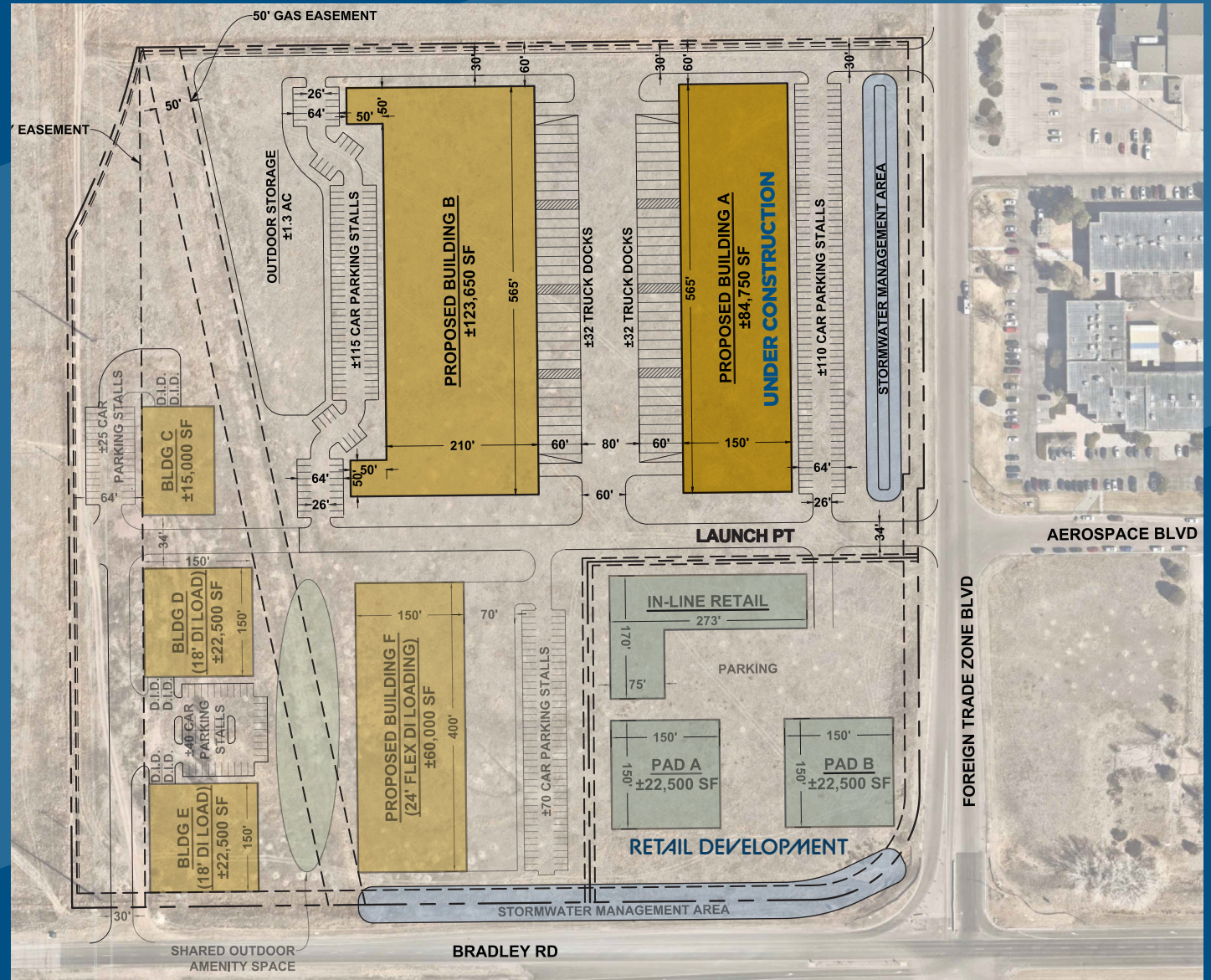
**84,750 SF SPEC Development**

- » **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

To be built on Speculation • 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)

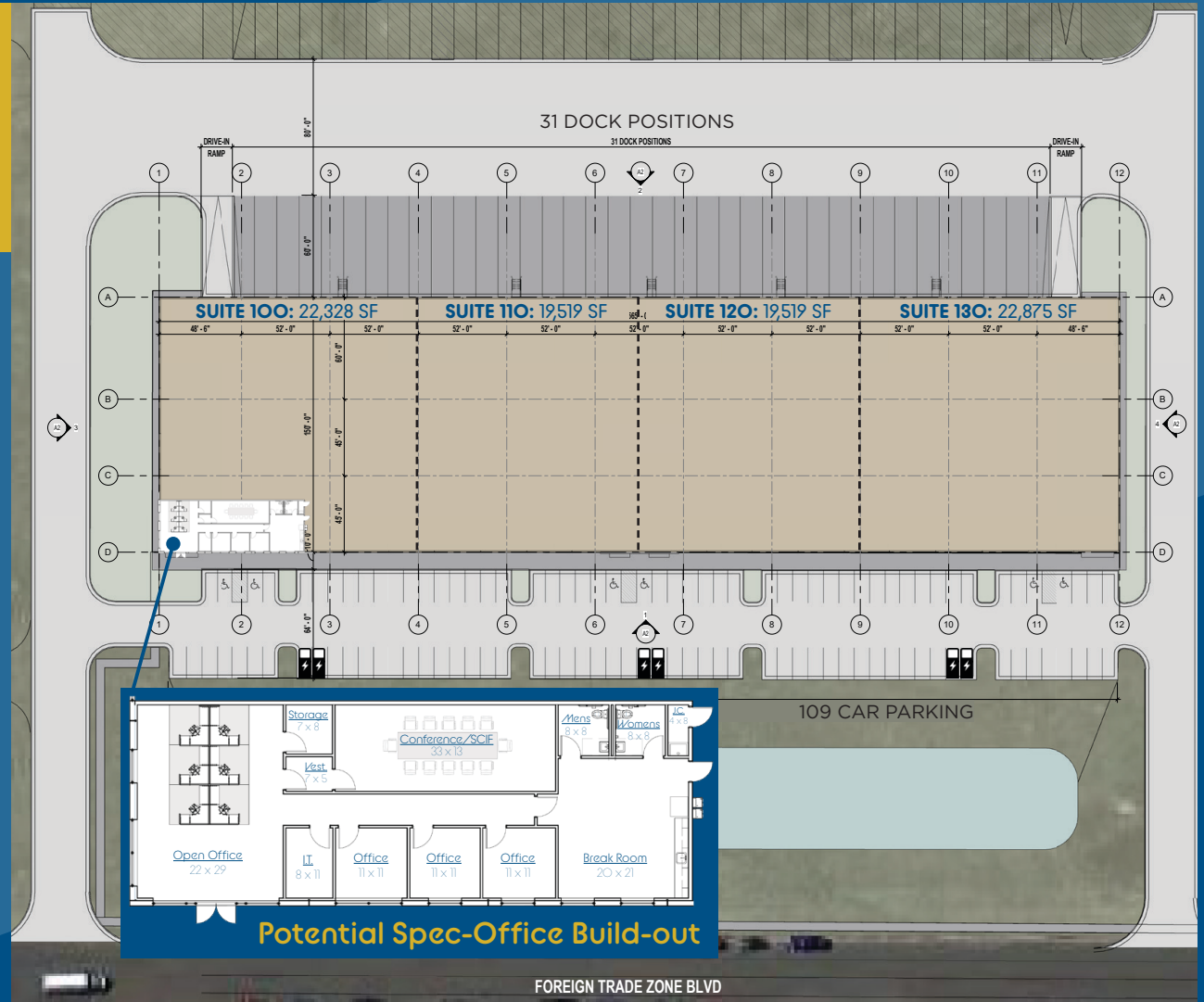
**COLUMNS**  
45' x 52'  
**SPEED BAY**  
60' x 52'

**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



Construction Status: November 2024





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

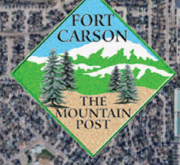
41 Miles to Pueblo, CO

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

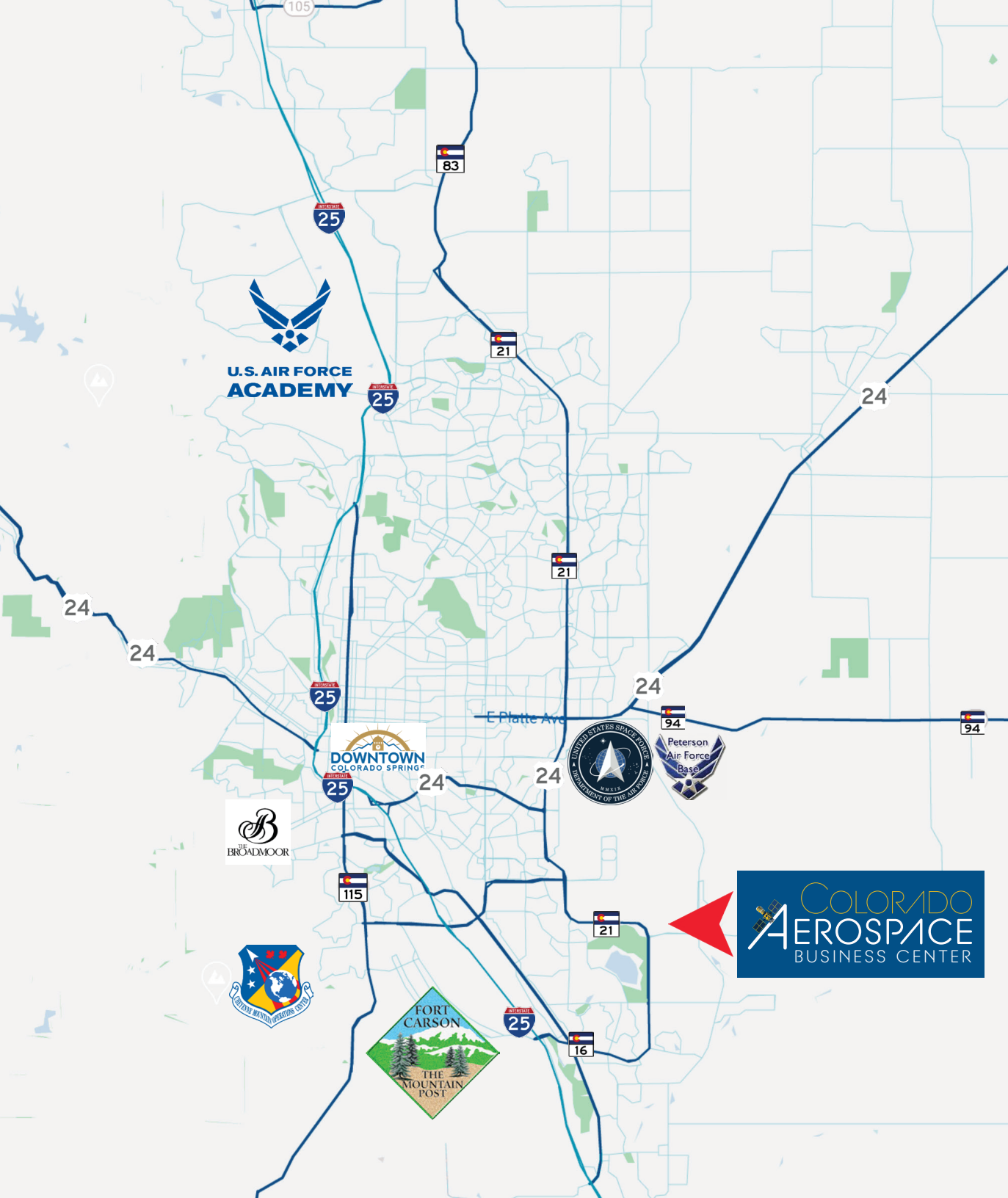
450+

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.