



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

NEW CONSTRUCTION CLASS-A INDUSTRIAL FOR LEASE

DELIVERY 1Q26



# COLORADO AEROSPACE BUSINESS CENTER



NWC Bradley Rd &  
Foreign Trade Zone Blvd  
Colorado Springs, CO 80925

**ARCO**  
MURRAY  
DESIGN BUILD

**AZ** Opportunity  
Fund. LLC

# Project Site Plan

Spec / Build-To-Suit Opportunities Available

## Delivery Schedule

84,750 SF SPEC Development

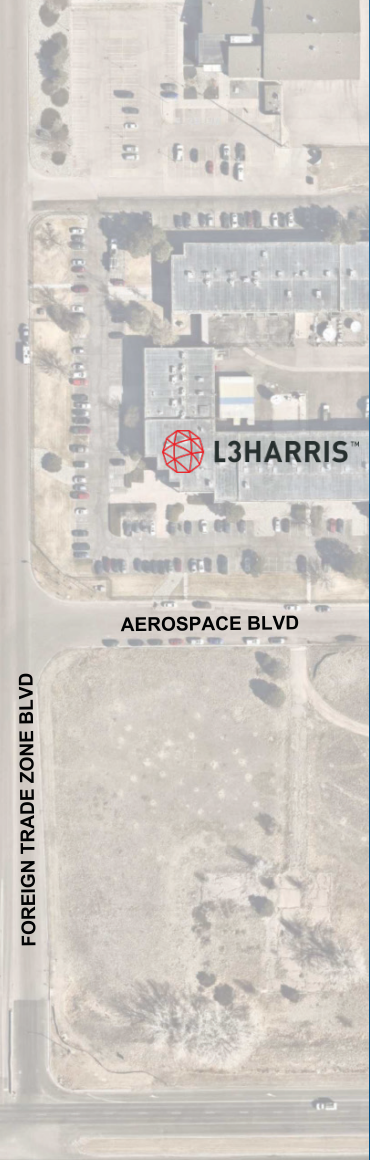
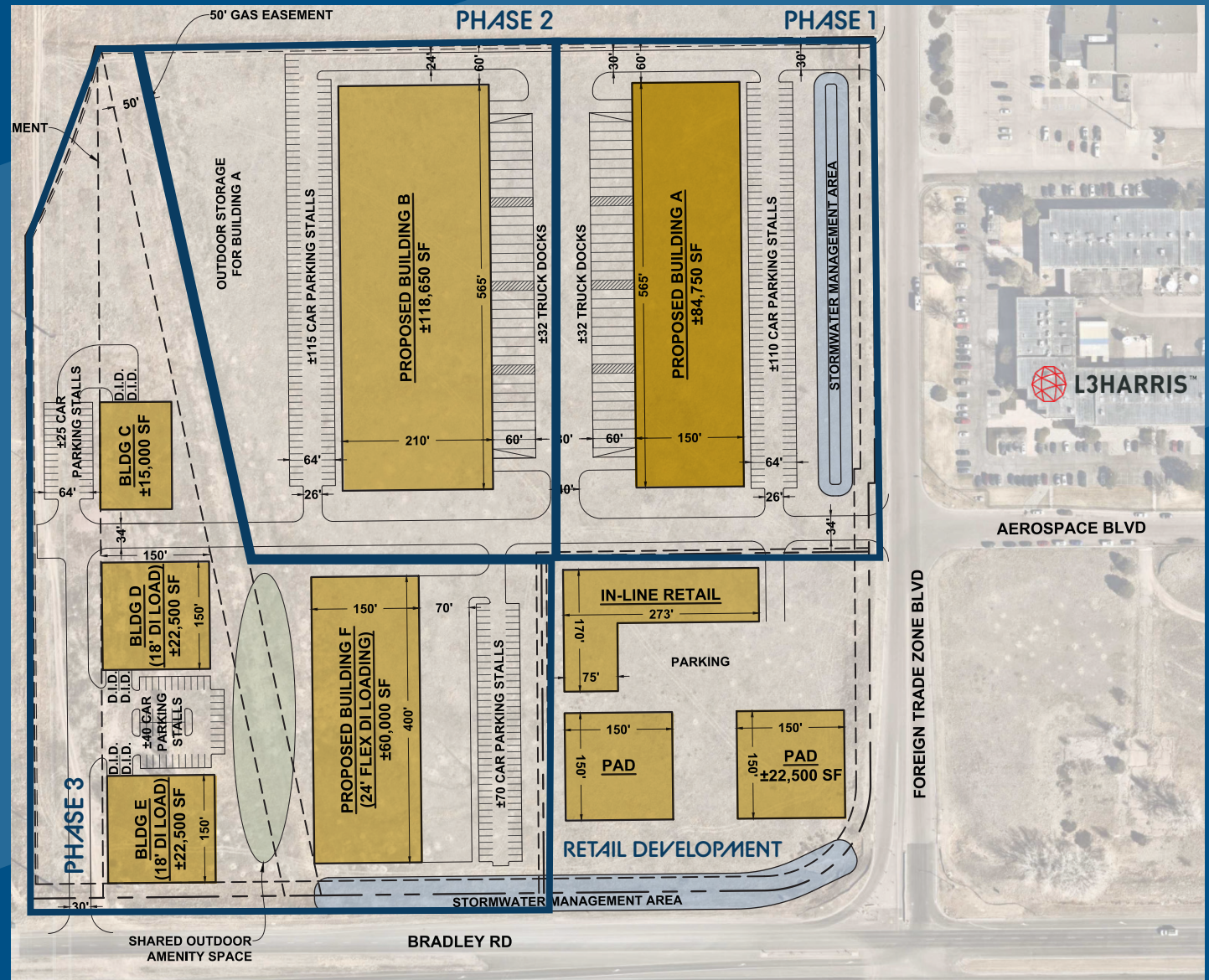
- » Dirt Work 3Q24
- » Slab & Walls 4Q24
- » Core & Shell 1Q25
- » Tenant Improvements 2Q25-4Q25

## Occupancy 1Q26

### Build-to-Suit Opportunities

- 15,000 SF Industrial
- 22,500 SF Industrial (2)
- 60,000 SF Industrial
- 118,000 SF Industrial

Retail Pads Available



# Phase 1 | Building A

To be built on Speculation • Anticipated Occupancy 1Q26

**BUILDING SIZE**

**84,750 SF**

**AVAILABLE SPACE**

**15,075 - 84,750 SF**

**LEASE RATE**

**NEGOTIABLE**

**NNN RATE**

To be assessed

**LOADING**

**(8) DOCK-HIGHS (2) DRIVE-IN**

(Additional available)

**TRAILER STALLS**

**31**

**PARKING**

**109 PASSENGER STALLS**

**ZONING**

**I2**

**CLEAR HEIGHT**

**26'**

**COLUMNS**

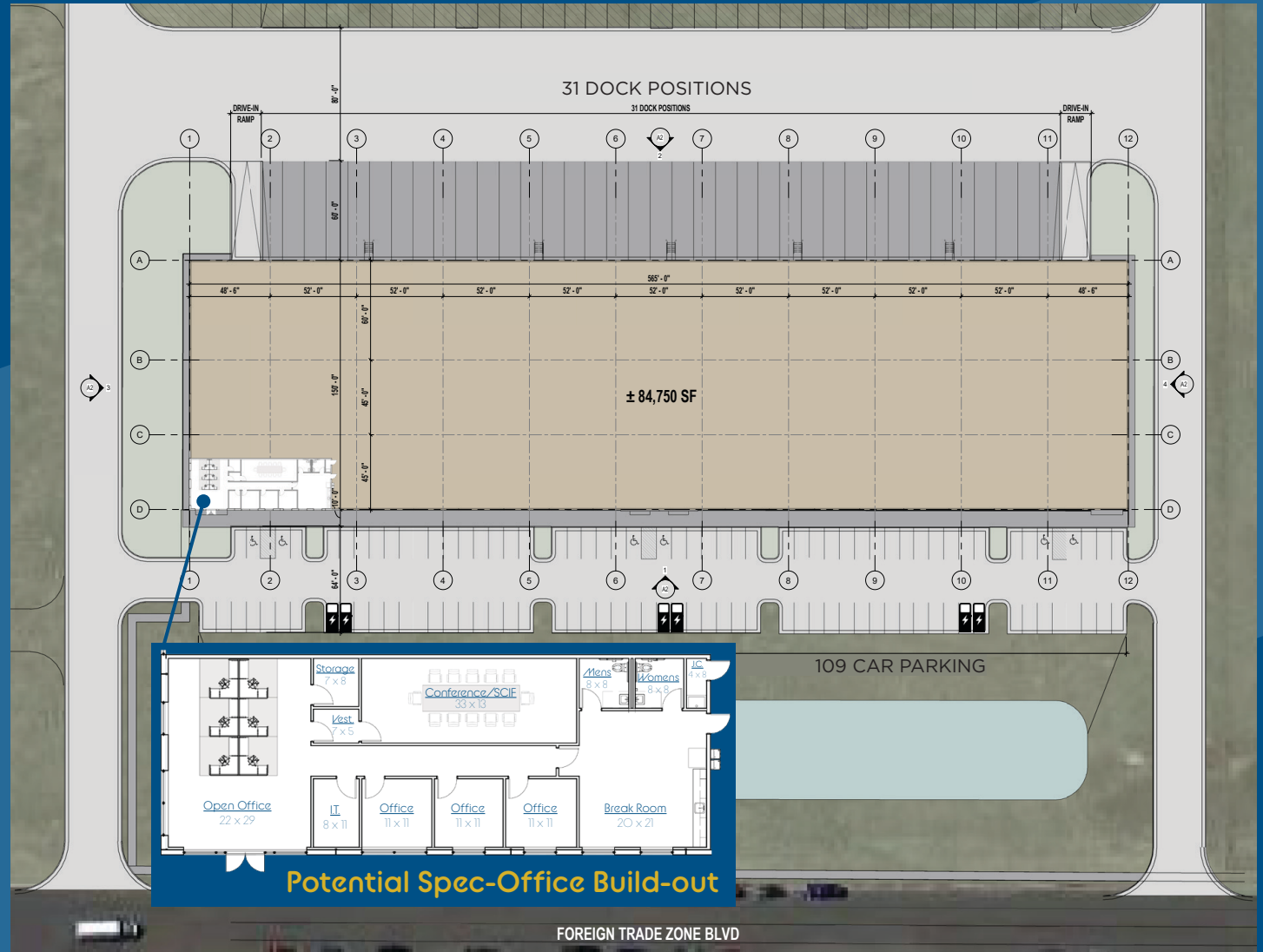
**45' x 52' | SPEED BAY 60' x 52'**

**SPRINKLERS**

**ESFR**

**ELECTRICAL**

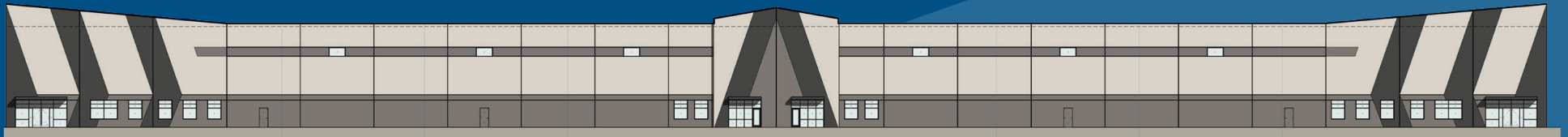
**3,000 AMPS THREE PHASE**



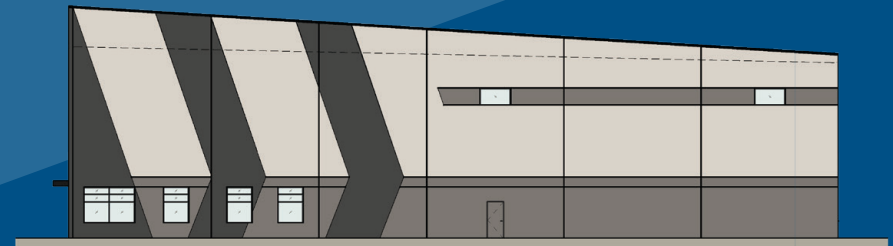
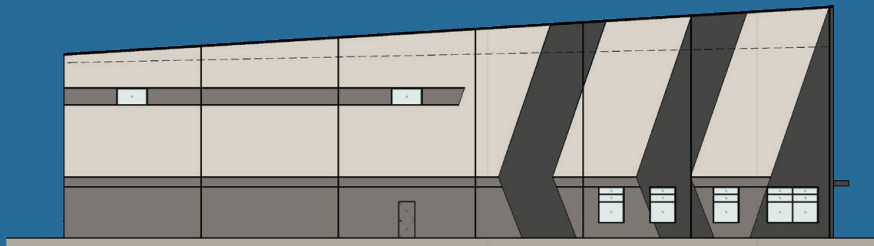
 **COLORADO**  
**AEROSPACE**  
BUSINESS CENTER

NWC Bradley Rd & Foreign Trade Zone Blvd

**Phase 1 | Building A**



*Where Business Takes Flight*



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.





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

hmauro@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



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