



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

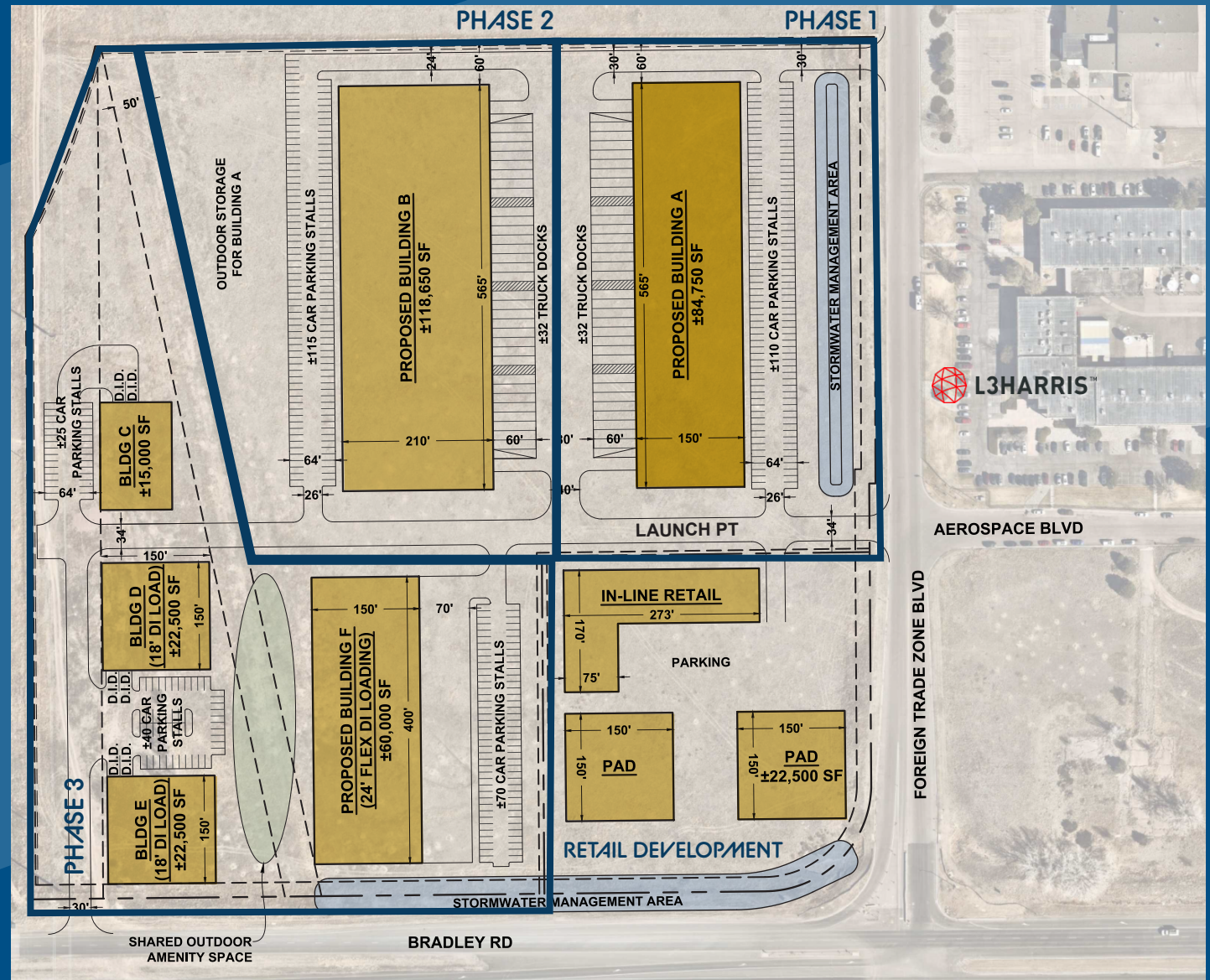
- » Dirt Work 3Q24
- » Slab & Walls 4Q24
- » Core & Shell 1Q25
- » Tenant Improvements 2Q25-4Q25

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



COLORADO AEROSPACE BUSINESS CENTER

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

Phase 1 | Building A

To be built on Speculation • Anticipated Occupancy 1Q26

Specialized Infrastructure



**Fiber
Redundancy**



**Solar
Ready**



**Antenna
Ready**

BUILDING SIZE
84,750 SF

AVAILABLE SPACE
20,000 - 84,750 SF

LEASE RATE
NEGOTIABLE

ZONING
I2

NNN RATE
To be assessed

CLEAR HEIGHT
26'

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

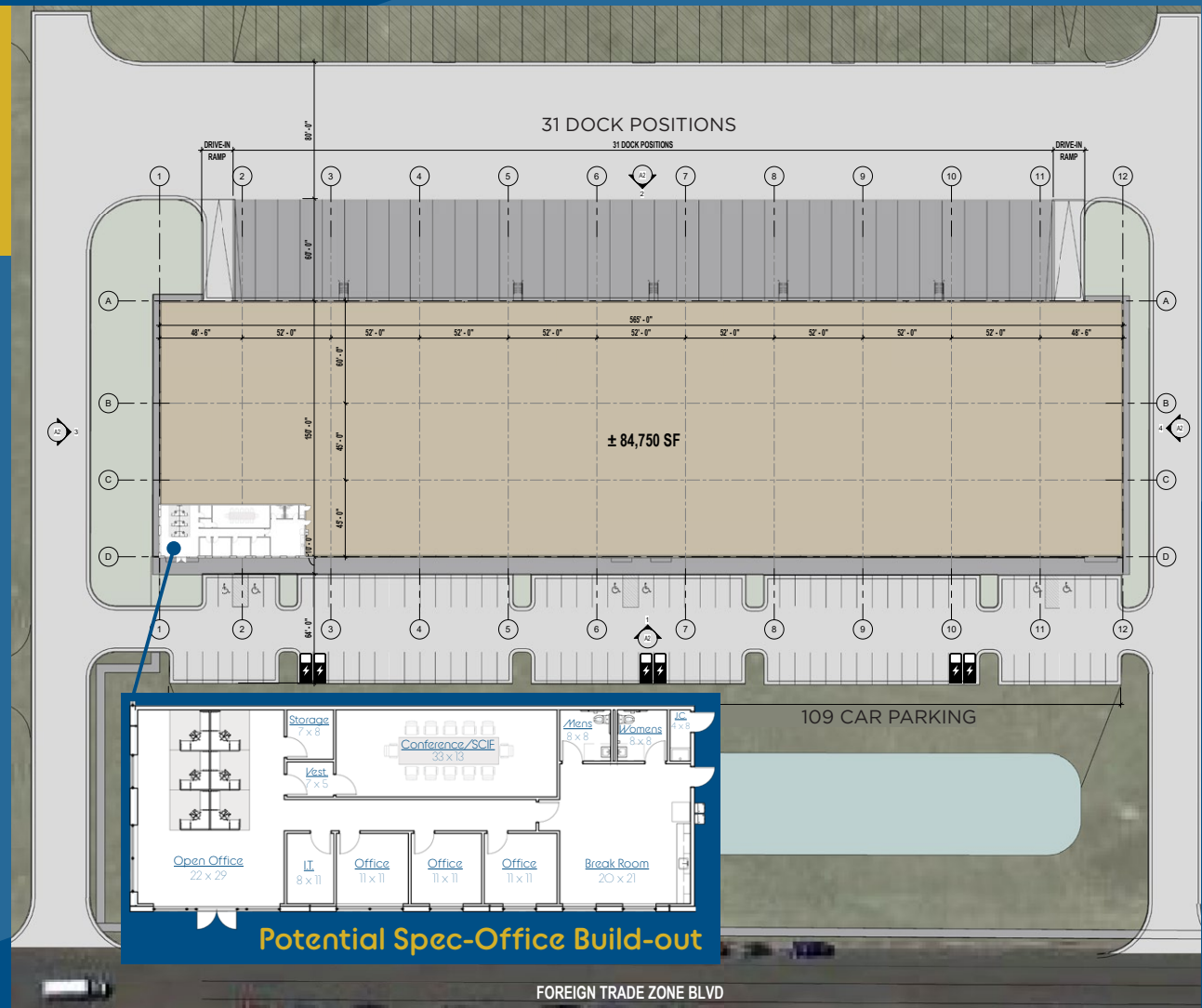
COLUMNS
45' x 52'
SPEED BAY
60' x 52'

TRAILER STALLS
31

SPRINKLERS
ESFR

PARKING
109 PASSENGER
STALLS

ELECTRICAL
3,000 AMPS
THREE PHASE



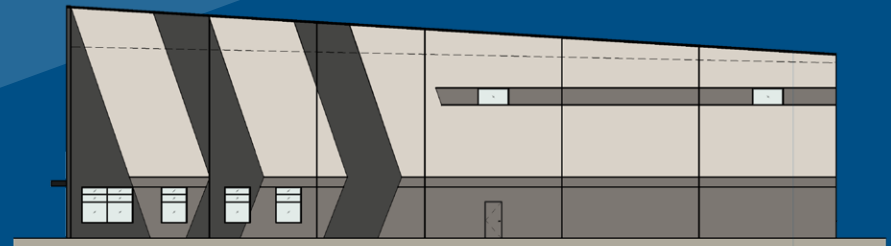
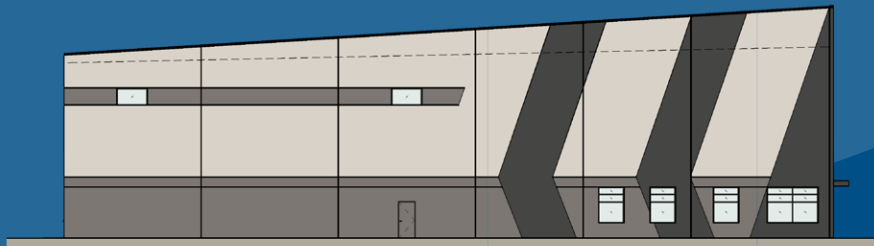


Phase 1 | Building A

8470 Launch Pt. NW/C Bradley Rd & Foreign Trade Zone Blvd



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.



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



"Development of Peak Innovation Park near airport is hitting its stride"



Click here to read the article



"Colorado Springs business park proving the doubters wrong' with newest addition"



Click here to read the article



21,966 VPD

16,693 VPD

6,200 VPD

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
U.S. 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



