

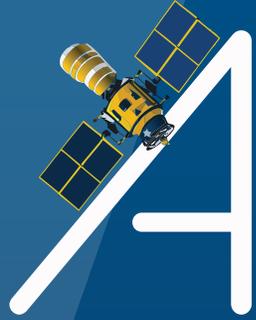


CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

ARCO  
MURRAY  
DESIGN BUILD

AZ Opportunity  
Fund, LLC



# COLORADO AEROSPACE BUSINESS CENTER



CLICK HERE TO VIEW  
CONSTRUCTION  
UPDATE VIDEO

8470 Launch Pt Colorado Springs, CO 80925 | NWC Bradley Rd & Foreign Trade Zone Blvd

**NEW CONSTRUCTION CLASS-A INDUSTRIAL FOR LEASE**

# Project Site Plan

Spec / Build-To-Suit Opportunities Available

## Delivery Schedule

**84,750 SF SPEC**  
**Development**

Dirt Work **Complete!**

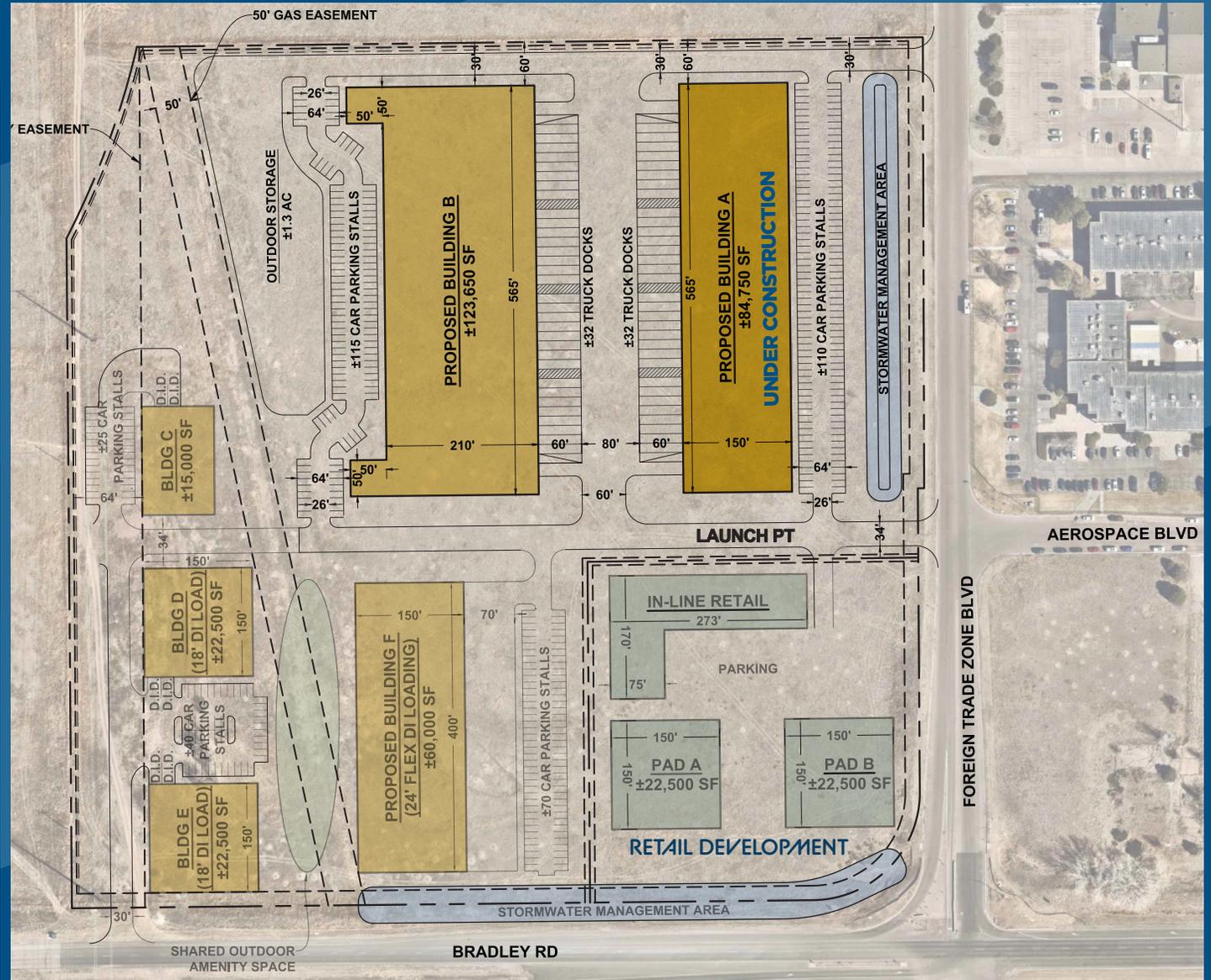
Slab & Walls **Complete!**

Core & Shell **May 2025**

## 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 • Core & Shell Delivery May 2025

8470 Launch Pt. Colorado Springs, CO 80925  
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)

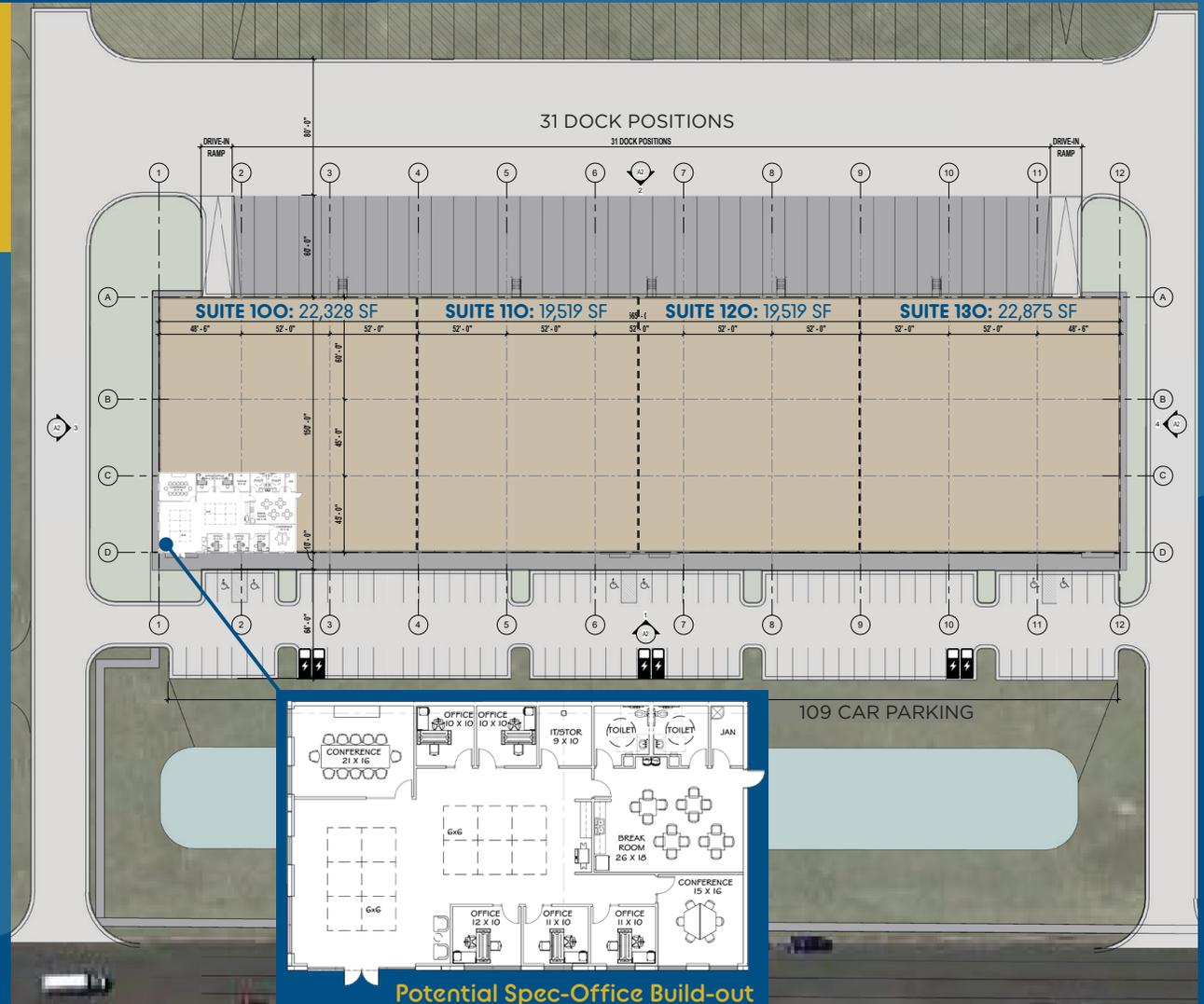
**COLUMNS**  
45' x 52'  
**SPEED BAY**  
60' x 52'

**TRAILER STALLS**  
31

**SPRINKLERS**  
ESFR

**PARKING**  
109 PASSENGER  
STALLS

**ELECTRICAL**  
3,000 AMPS  
THREE PHASE



Potential Spec-Office Build-out



# COLORADO AEROSPACE BUSINESS CENTER

## Phase 1 | Building A

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



CLICK HERE TO VIEW THE APRIL 2025  
CONSTRUCTION UPDATE VIDEO



**Construction Status: April 2025 Asphalt Pouring Now!**



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



## Foreign Trade Zone (FTZ)

Foreign Trade Zone Designation for Potential Tariff Relief



## Enterprise Zone



## Commercial Aeronautical Zone (CAZ)



## Opportunity Zone

Strategically located within a **Foreign Trade Zone (FTZ)**, this area offers significant advantages for companies engaged in international commerce. Businesses operating here can benefit from streamlined customs procedures, duty deferrals, and the potential for relief from recent tariffs—making it an attractive option for manufacturers, importers, and exporters seeking cost efficiencies and global competitiveness.

The **Enterprise Zone** designation promotes business expansion and job creation through targeted tax incentives and workforce development support, encouraging sustainable local growth.

As part of a **Commercial Aeronautical Zone (CAZ)**, the area is closely tied to a thriving aerospace industry, offering access to specialized infrastructure and aviation-related opportunities.

**Opportunity Zone** status adds another layer of value by offering tax advantages to investors, driving long-term capital into the community and supporting economic revitalization.

# 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



“As Military Spending Soars, Demand for Spy-Proof Real Estate Booms”



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

Karman Line  
6,500 Homes Proposed

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**

**Waterview**  
131/2,780 Homes

200+ Townhomes Coming Soon

**Banning Lewis Meadowworks**  
2,234 Townhomes Proposed

**Banning Lewis Bradley Heights**  
2,855+ Homes

**The Trails at Aspen Ridge**  
950+ Homes

**Fountain Valley**  
255 Homes Proposed

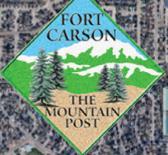
**Corvallis**  
1,180 Homes Proposed

**Lorson Ranch**  
3,722/6,652 Homes

25,000 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

**#3**

BEST PLACE TO LIVE IN THE U.S.  
U.S. NEWS 2025

**32%**

EL PASO COUNTY'S POPULATION WILL GROW BY 32% IN 20 YEARS  
COLORADO STATE DEMOGRAPHY OFFICE

**#1**

STATE FOR WORKFORCE  
AMERICAS TOP STATES FOR BUSINESS 2022

**\$27B**

ANNUAL REGIONAL ECONOMY

**769,947**

COUNTY POPULATION

**#5**

BEST PERFORMING CITY IN THE U.S.  
MILKEN INSTITUTE 2025

**#6**

BEST STATE ECONOMY IN U.S.  
WALLETHUB STATE ECONOMICS 2025

**\$3.3B**

AEROSPACE AND DEFENSE SECTOR CONTRIBUTION TO THE LOCAL ECONOMY

**38.4%**

RESIDENTS HOLDING A BACHELOR'S DEGREE OR HIGHER

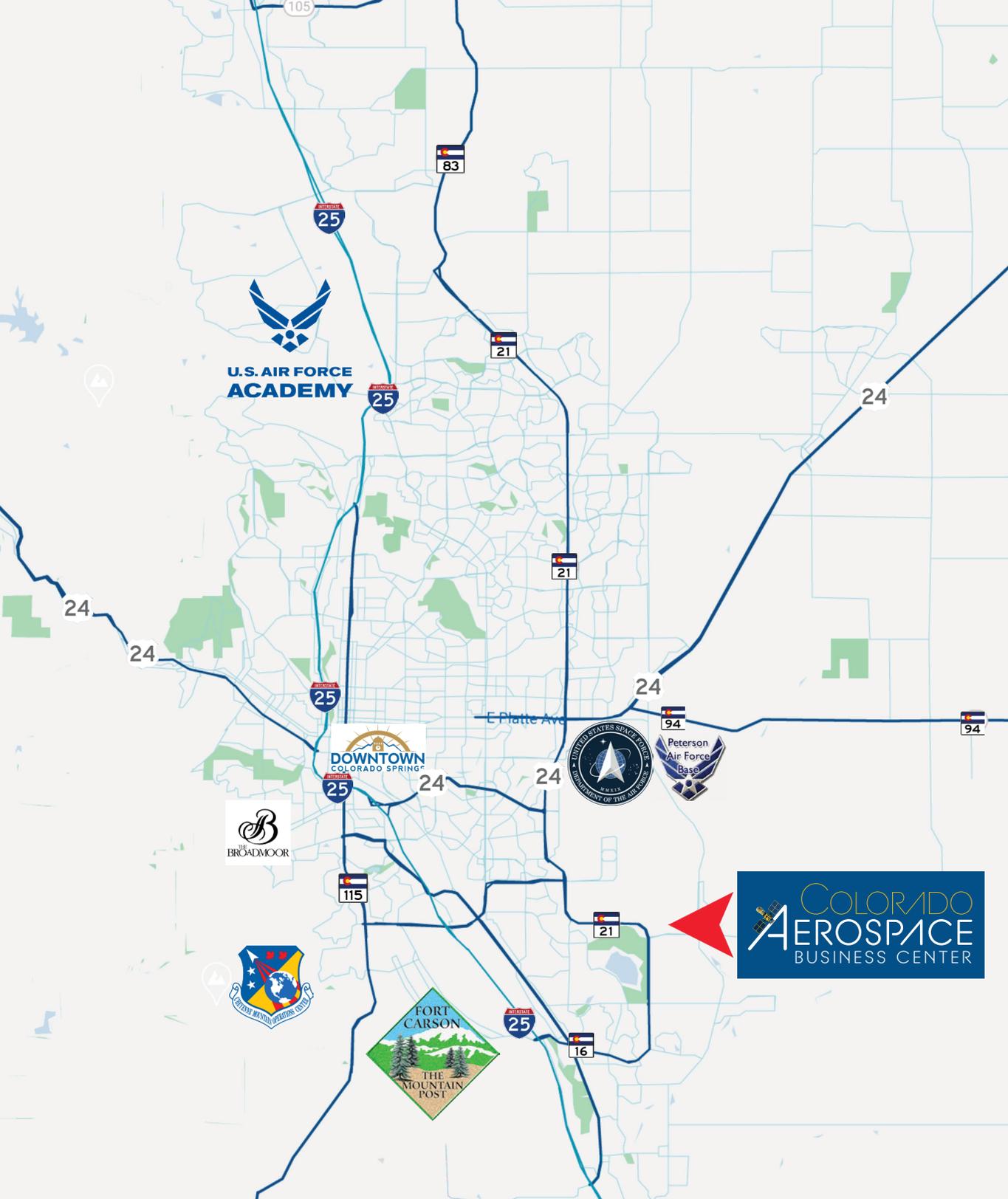
**450+**

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



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