



COLORADO SPRINGS
AIRPORT

DRENNAN RD

L3HARRIS

3790 AEROSPACE BLVD
COLORADO SPRINGS, CO 80925

INDUSTRIAL WAREHOUSE FOR LEASE

OPEN SPACE

ION LOOP

BIKE PARK/
SKILLS COURSE

SPORT BOUNDARY

21

S POWERS BLVD



FOREIGN TRADE ZONE BLVD

DISTRICT 3
TRANSPORTATION

L3HARRIS



U.S. ARMY

MARKSHEFFEL RD

BRADLEY RD

REDEMPTION
HILL CHURCH

3790 AEROSPACE BLVD

COLORADO SPRINGS, CO 80925

7.82 ACRES - PRIME INDUSTRIAL DEVELOPMENT LAND

COLORADO SPRINGS AIRPORT SUBMARKET



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



7.82 ACRES – PRIME INDUSTRIAL DEVELOPMENT LAND

COLORADO SPRINGS AIRPORT SUBMARKET

PROPERTY OVERVIEW

3790 Aerospace Blvd & 3875 Foreign Trade Zone Blvd comprise 7.82 acres of industrial land positioned in one of Colorado Springs' most active and strategically located business parks. The BP/CR AO APZ-2 zoning allows for a wide range of commercial, industrial, and aviation-related uses, making the site ideal for single- or multi-tenant development.

Located less than one mile from Colorado Springs Airport, the site offers direct access to Powers Boulevard, Interstate 25, and key regional transportation corridors, providing excellent connectivity to the Front Range and beyond.

KEY FACTS

LAND SIZE	7.82 AC
ZONING	BP/CR AO APZ-2 (Business Park / Commercial Regional – Airport Overlay – Accident Potential Zone 2)
SALE PRICE	\$1,703,196 (\$5/SF)
DEVELOPMENT POTENTIAL	Up to ±105,000 SF building (single-tenant or divisible to 52,500 SF each)
INCENTIVES	Opportunity Zone, Enterprise Zone, Foreign Trade Zone, and Commercial Aeronautical Zone

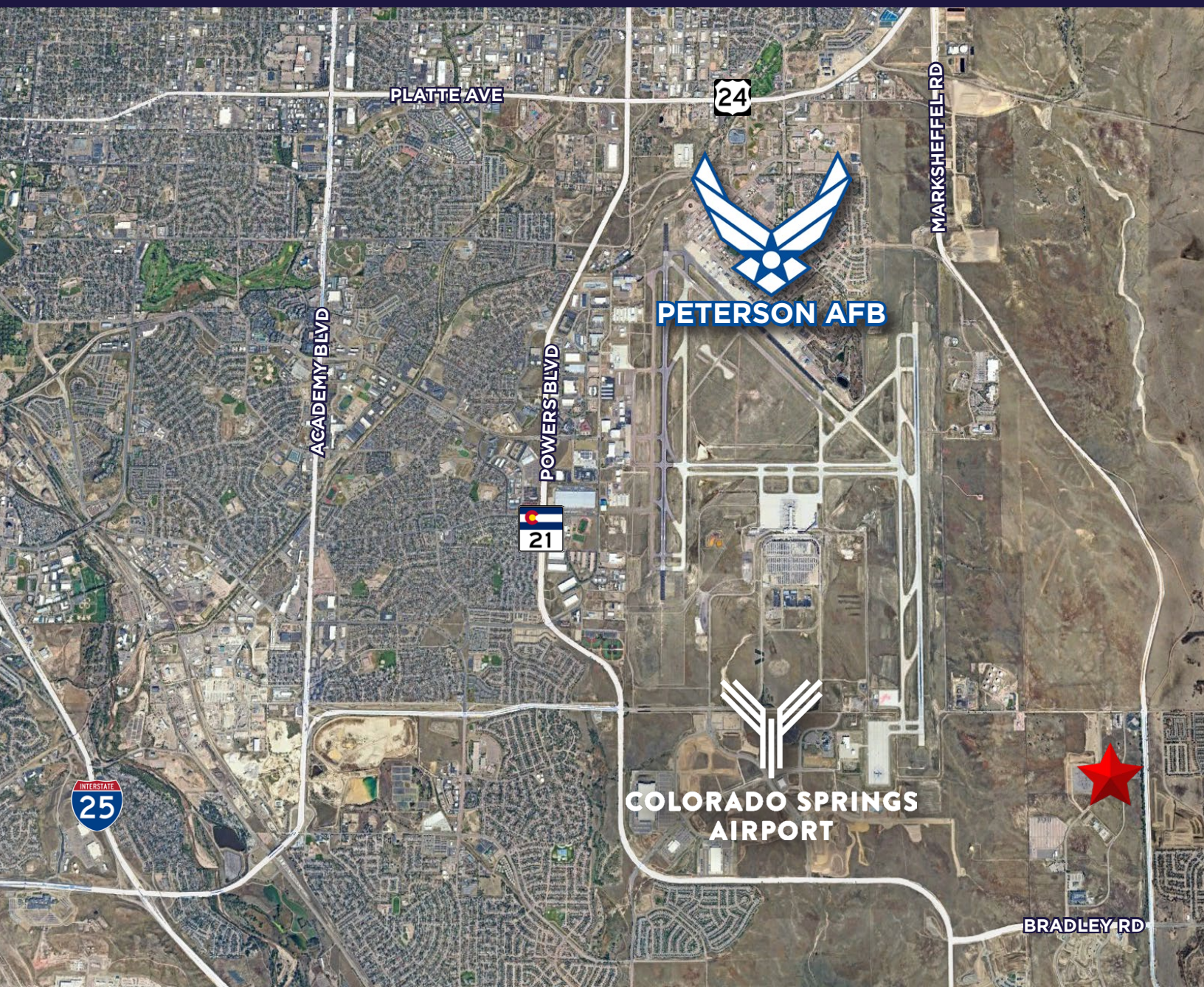


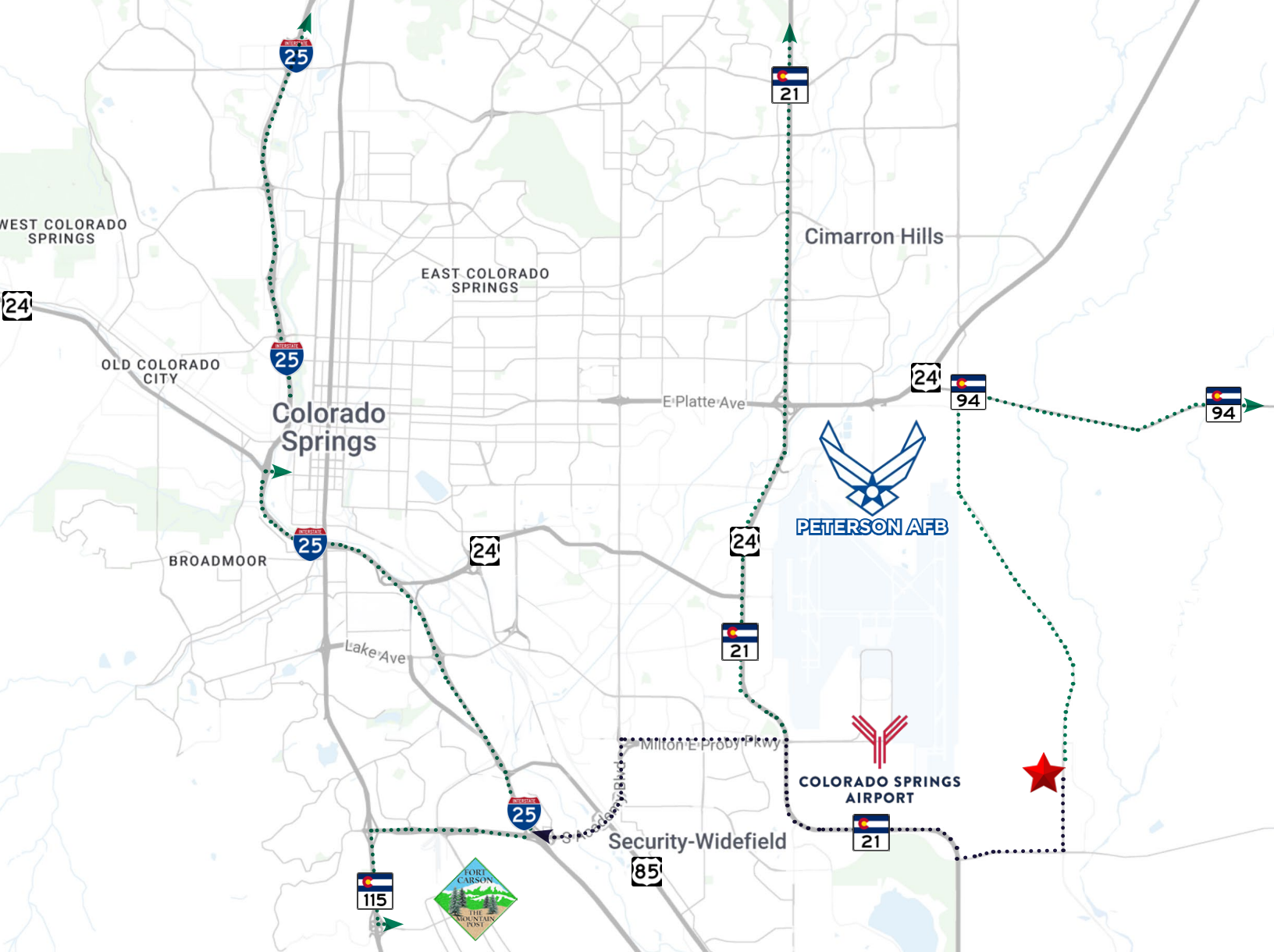
STRATEGIC LOCATION

The site benefits from proximity to major transportation and logistics infrastructure, including the Colorado Springs Airport, rail access, and interstate connectivity. This established industrial sub-market is home to nationally recognized companies across aerospace, defense, manufacturing, and distribution.

SUBMARKET ADVANTAGES

- Airport-adjacent location supports time-sensitive logistics
- Access to a skilled labor force in aerospace, defense, and manufacturing
- Business-friendly tax structure with multiple incentive programs
- Strong industrial demand with low vacancy rates in the area





DRIVE TIMES

COS AIRPORT
9 minutes

I-25
14 minutes

DOWNTOWN
22 minutes

POWERS & INTERQUEST
32 minutes

DENVER
90 minutes

PETERSON AFB
10 minutes

SCHRIEVER AFB
20 minutes

FORT CARSON
22 minutes



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