



COLORADO AEROSPACE BUSINESS CENTER

Specialized Infrastructure



Fiber Redundancy



Solar Ready



Antenna Ready

8470 LAUNCH PT COLORADO SPRINGS, CO 80925 | NWC Bradley Rd & Foreign Trade Zone Blvd

NEW CONSTRUCTION CLASS-A INDUSTRIAL FOR LEASE



Colorado Springs
Commercial

AZ Opportunity
Fund. LLC

Project Site Plan

Build-To-Suit Opportunities Available



CLICK HERE TO VIEW
PHASE 1 VIDEO

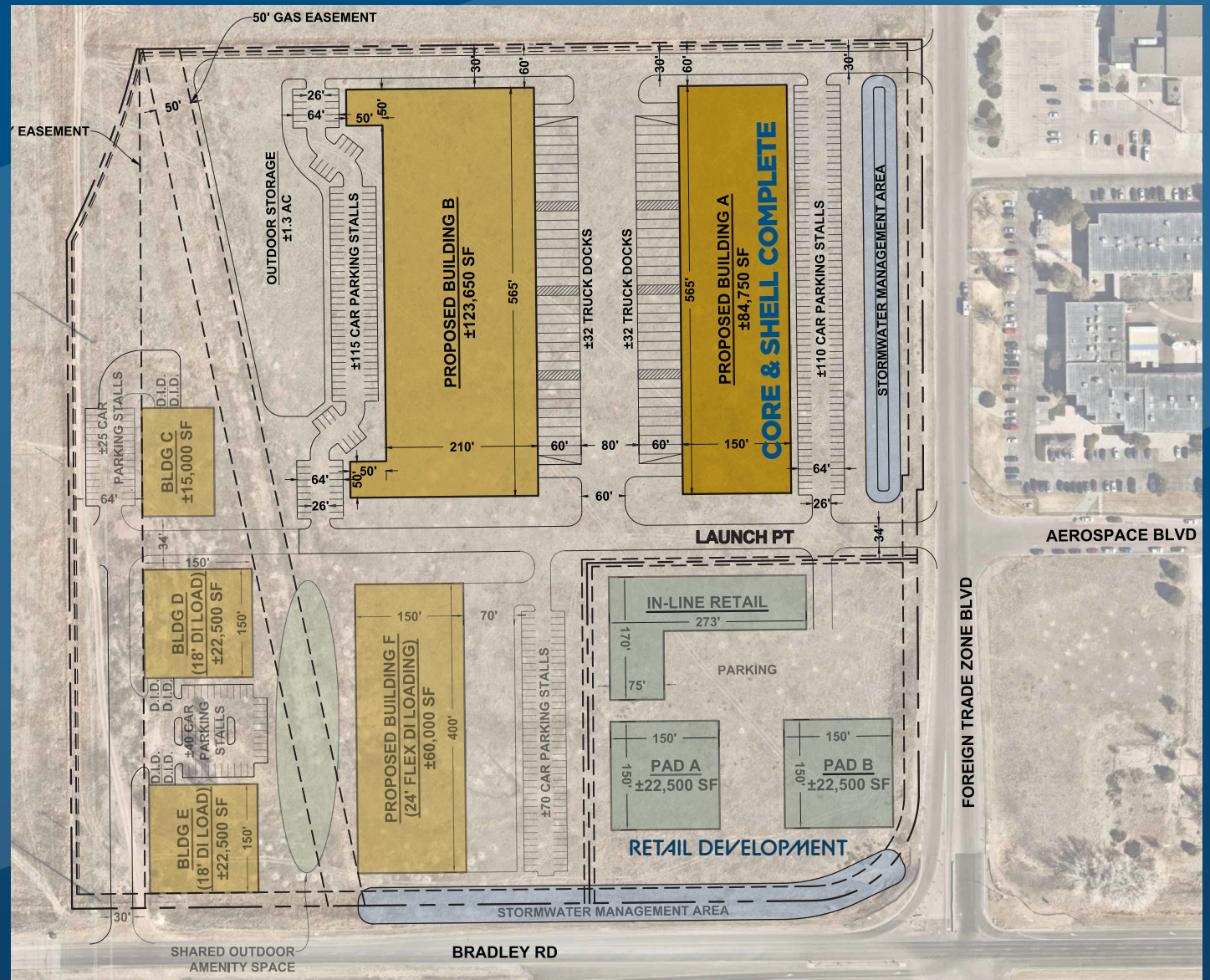
**Phase 1: 84,750 SF
Spec Development**

Core & Shell Complete

**Build-to-Suit
Opportunities**

- 15,000 SF Industrial
- 22,500 SF Industrial (2)
- 60,000 SF Industrial
- 123,650 SF Industrial

Retail Pads Available



All Phase Project Rendering

COLORADO
AEROSPACE
BUSINESS CENTER



Phase 1 | Building A

Core & Shell Complete!





Phase 1 | Building A

Core & Shell Complete!

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
\$13.50 per RSF NNN

ZONING
LI, GI, MX-M

NNN RATE
\$4.00 per RSF
(2025 Est.)

CLEAR HEIGHT
Bldg. 1: 26' Bldg. 2: 32'

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

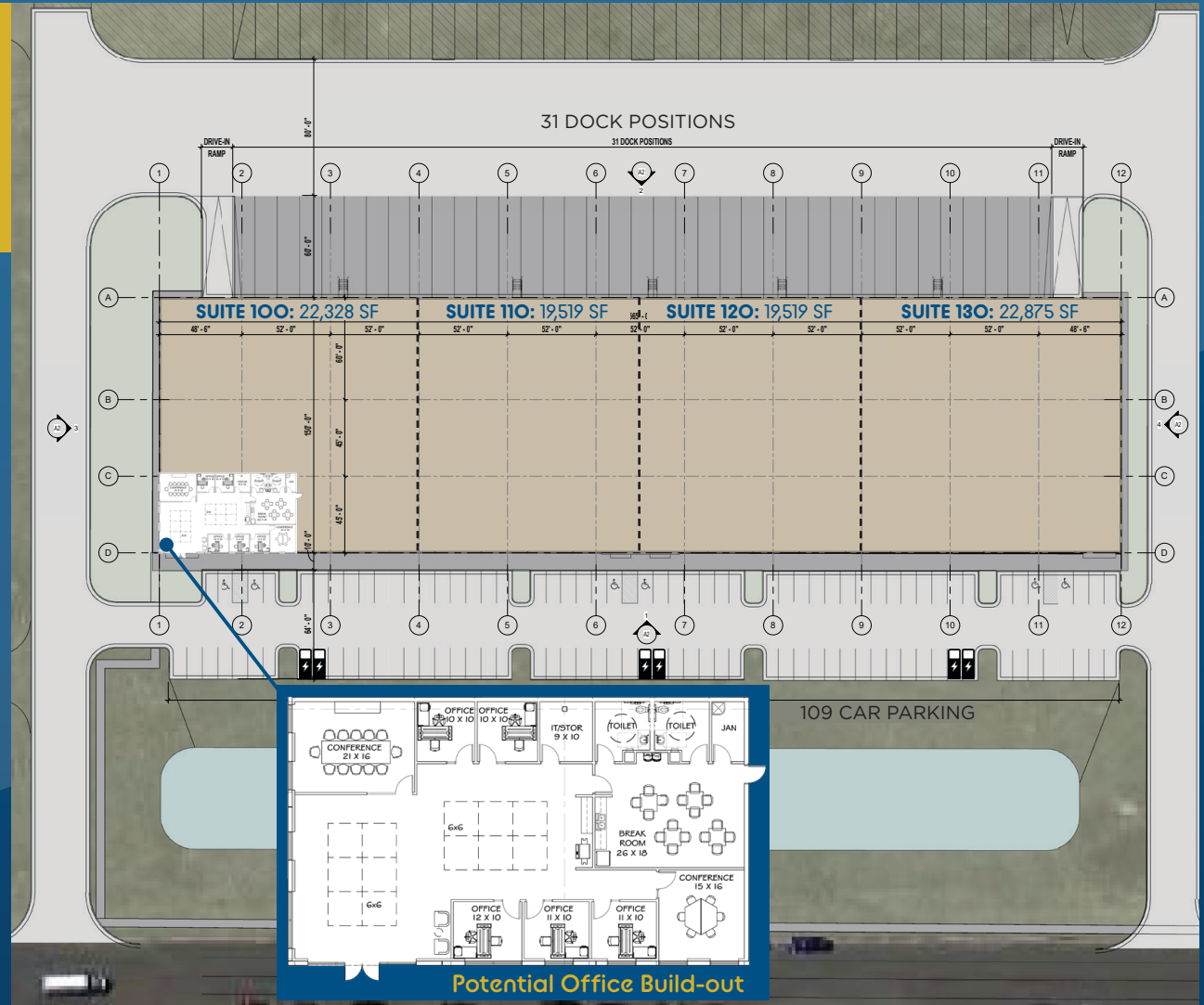
COLUMNS
45' x 52'
SPEED BAY
60' x 52'

TRAILER STALLS
31

SPRINKLERS
ESFR

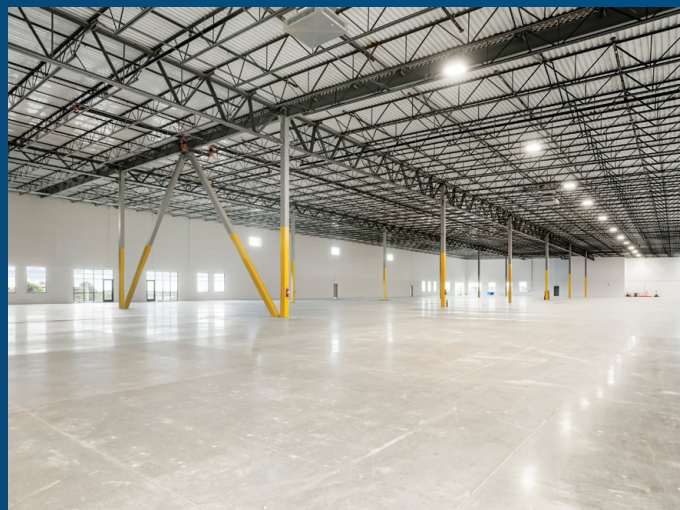
PARKING
109 PASSENGER
STALLS

ELECTRICAL
3,000 AMPS
THREE PHASE





Phase 1 | Building A



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”



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

The
New York
Times



“FOR LEASE: The Colorado Aerospace Business Center, A New Aerospace Hub Near Colorado Springs Airport”



“Groundbreaking for Colorado Aerospace Business Center in Colorado Springs”



“AZ Opportunity Fund announces a 320K SF Aerospace Industrial Park in Colorado Springs, CO”

PR Newswire®



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.

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
AMERICA'S 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.
WILLETTHUB 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  25 85 Miles to Denver, CO
78 Miles to  70 7 Miles to Peterson SFB
156 Miles to Kansas 11 Miles to Ft Carson
41 Miles to Pueblo, CO



**CUSHMAN &
WAKEFIELD**

**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



**CUSHMAN &
WAKEFIELD**

TYLER SMITH

+1 303 312 4296

t.smith@cushwake.com

1401 Lawrence Street, Suite 1100

Denver, CO 80202 | USA

cushmanwakefield.com

©2025 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.