CUSHMAN & WAKEFIELD | Colorado Springs Commercial

AZ Opportunity Fund, LLC

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

Phase 2: 149,725 SF Build-To-Suit

LEASE RATE
CONTACT BROKER

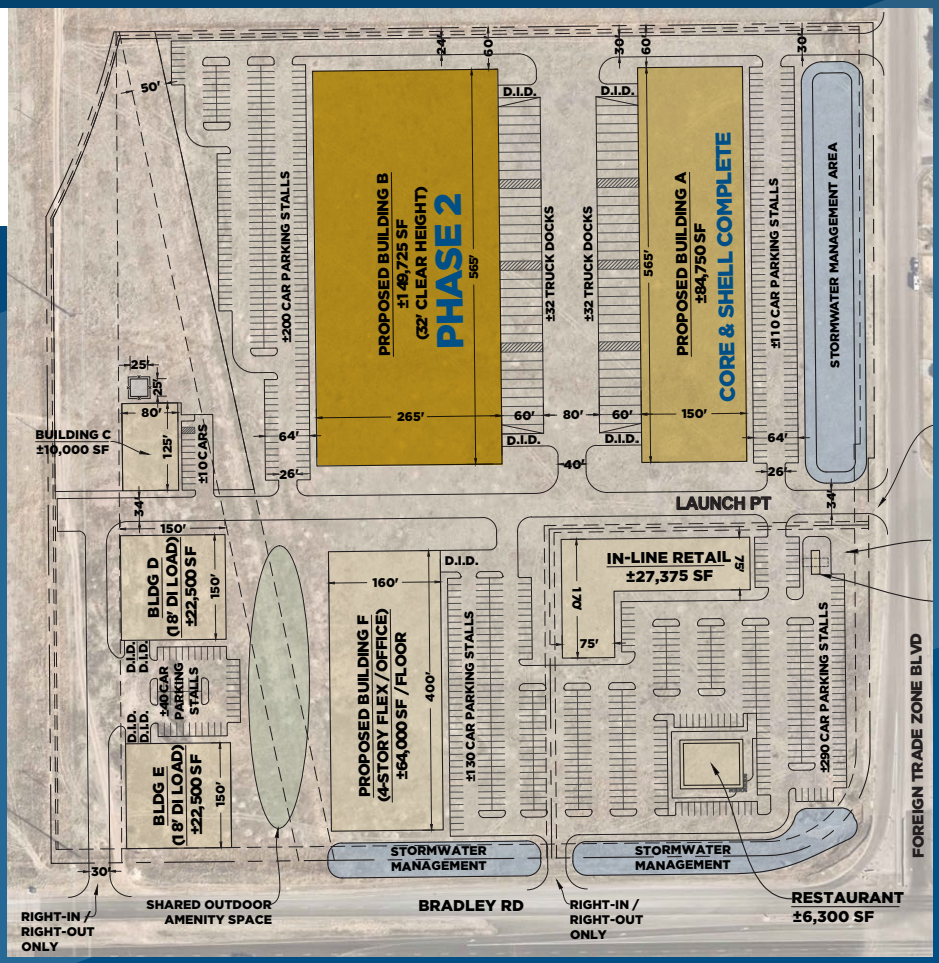
NNN RATE
$4.47 per RSF (2026 Est.)

LOADING
DOCK-HIGHS & DRIVE-IN
(Additional available)

CLEAR HEIGHT
Bldg. 2: 32'

SPRINKLERS
ESFR

ELECTRICAL
4,000 AMPS THREE PHASE



All Phase Project Rendering

COLORADO AEROSPACE BUSINESS CENTER



Airport Submarket Map



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