



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!**

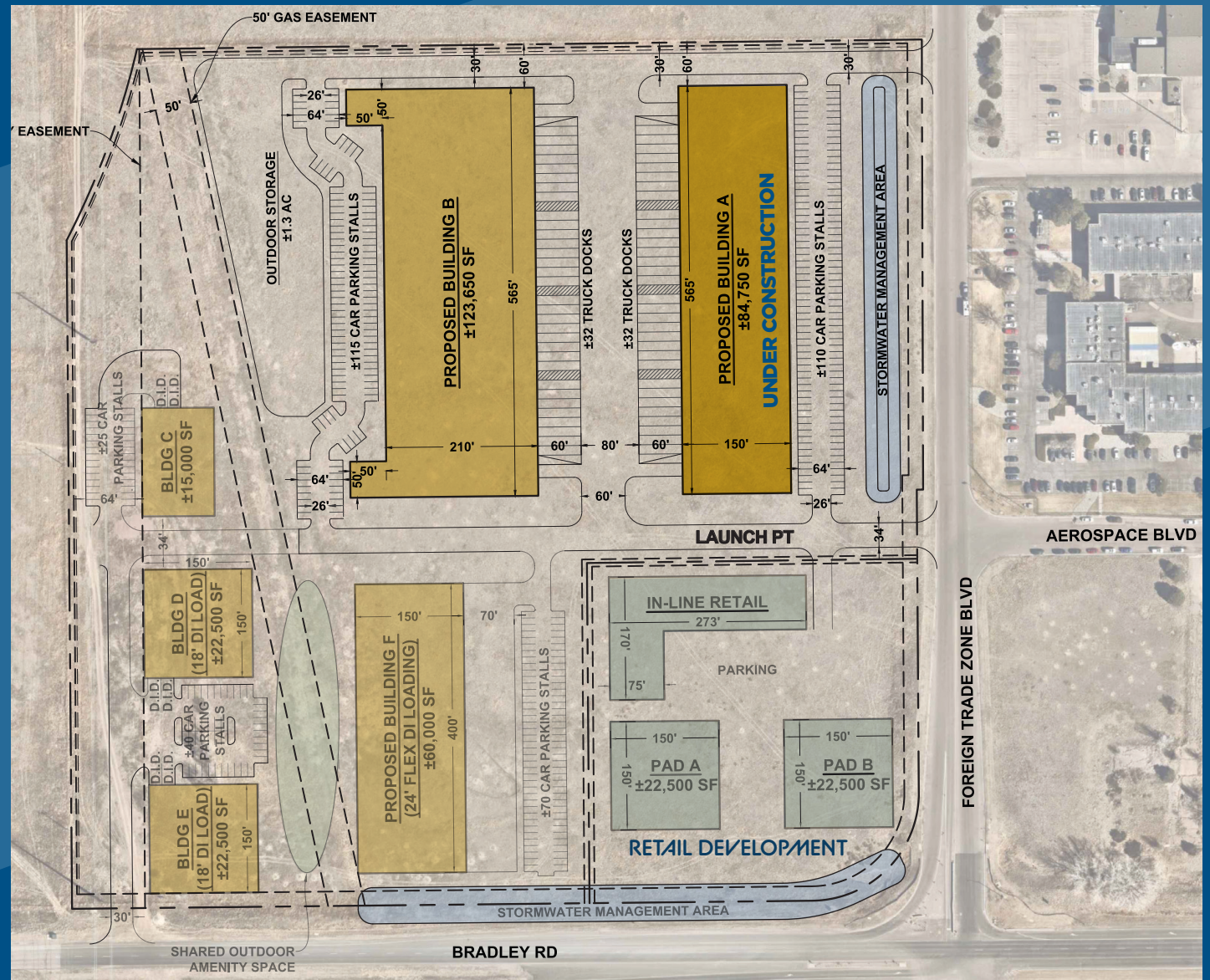
Slab & Walls **Complete!**

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

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

Phase 1 | Building A

Under Construction • Core & Shell Delivery May 2025

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)

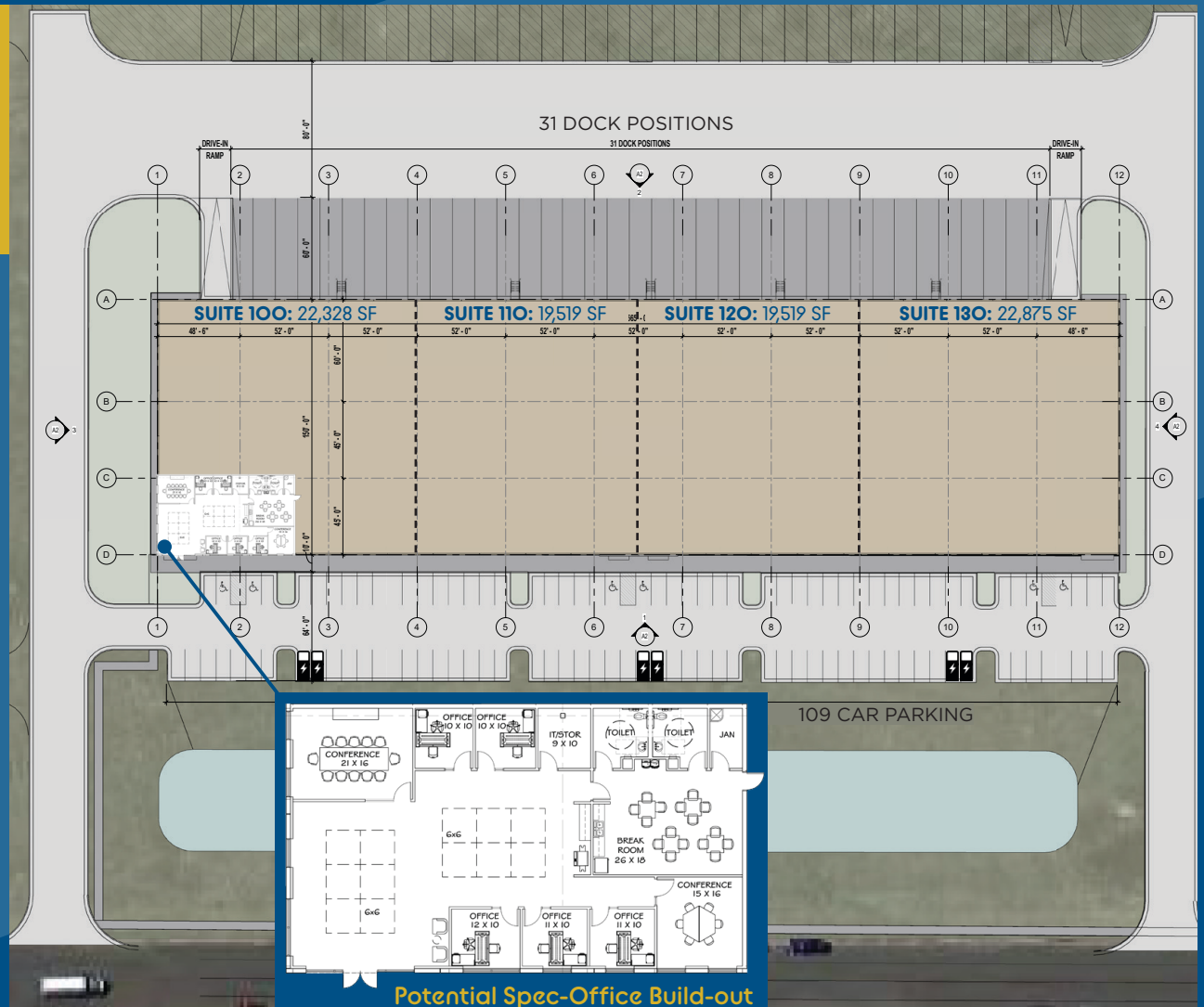
COLUMNS
45' x 52'
SPEED BAY
60' x 52'

TRAILER STALLS
31

SPRINKLERS
ESFR

PARKING
109 PASSENGER
STALLS

ELECTRICAL
3,000 AMPS
THREE PHASE



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



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.

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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**Colorado Springs
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 **COLORADO
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BUSINESS CENTER

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