



# 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



CLICK HERE TO VIEW  
**PHASE 1 VIDEO**

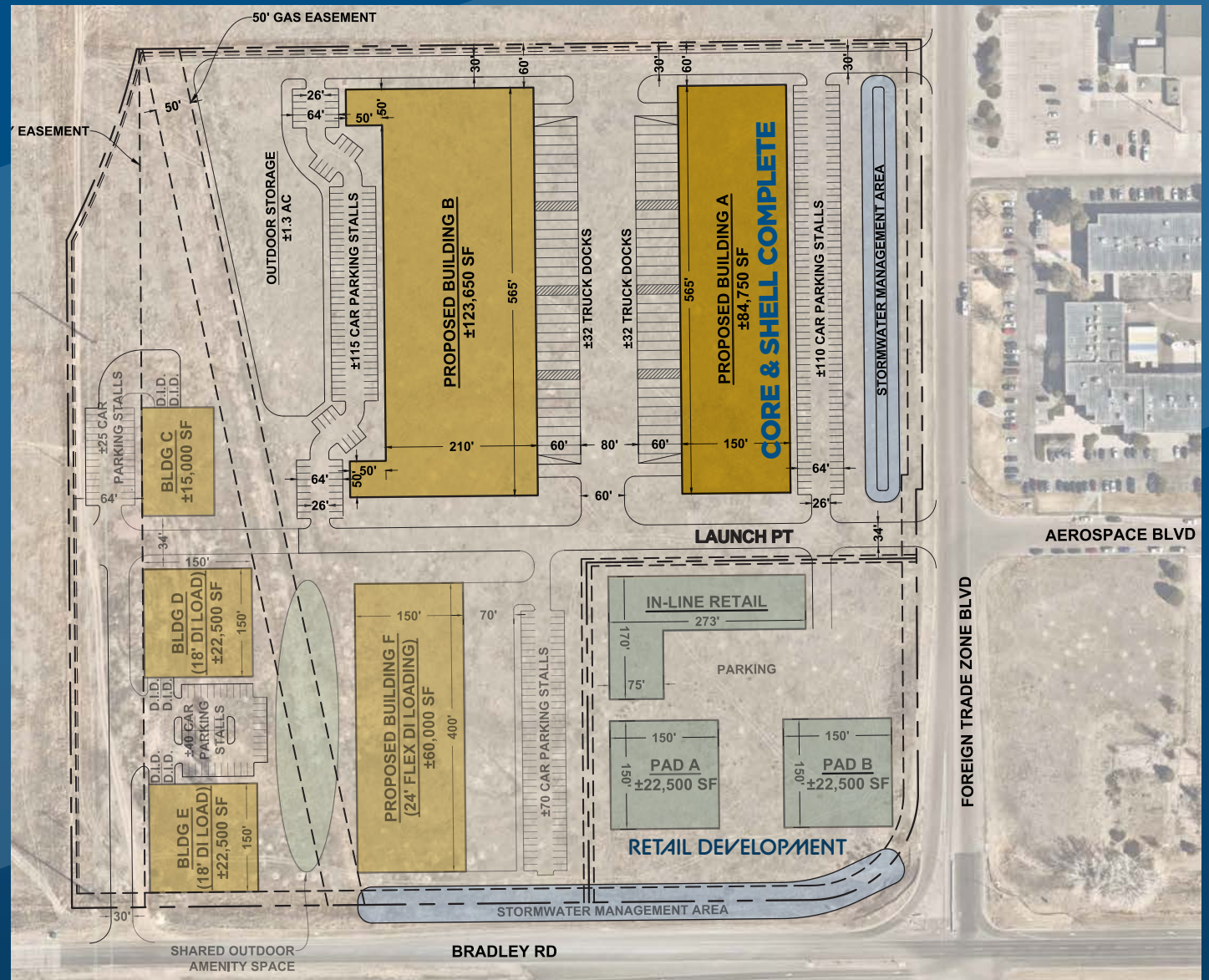
**Phase 1: 84,750 SF  
 Spec Development**

**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**



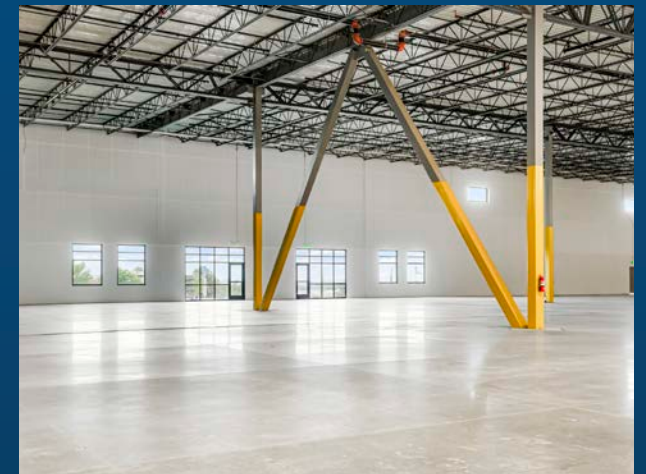
# All Phase Project Rendering

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**  
NEGOTIABLE

**ZONING**  
LI, GI, MX-M

**NNN RATE**  
To be assessed

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

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

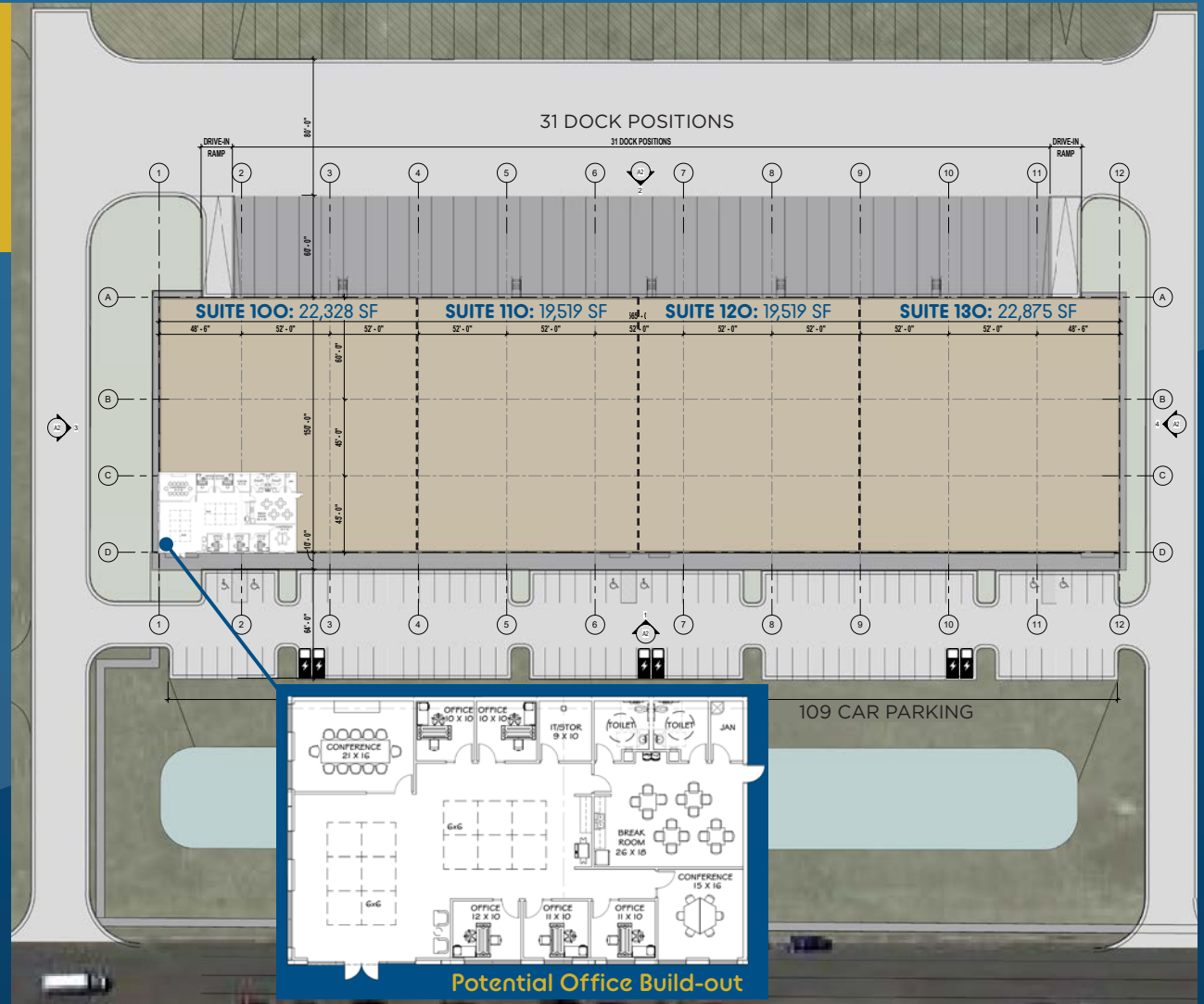
**COLUMNS**  
45' x 52'  
**SPEED BAY**  
60' x 52'

**TRAILER STALLS**  
31

**SPRINKLERS**  
ESFR

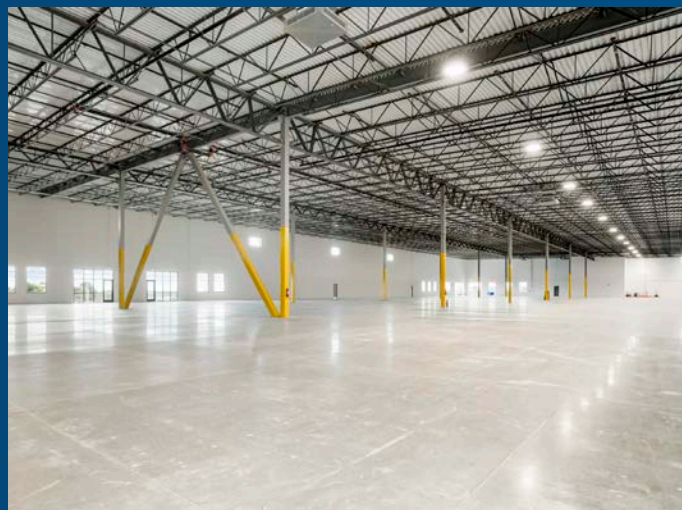
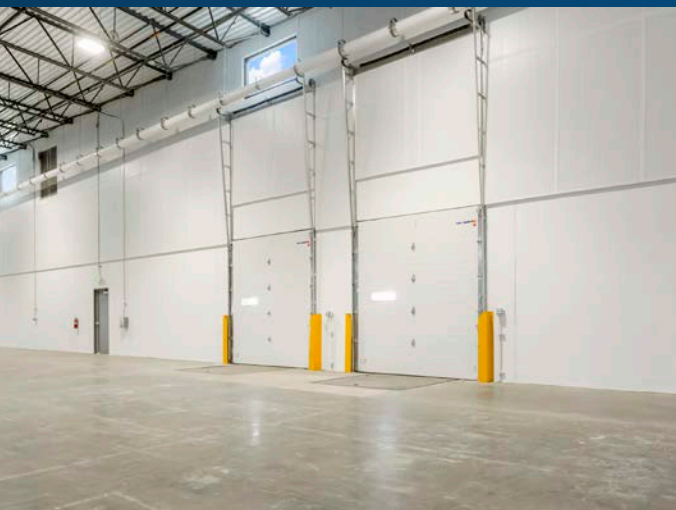
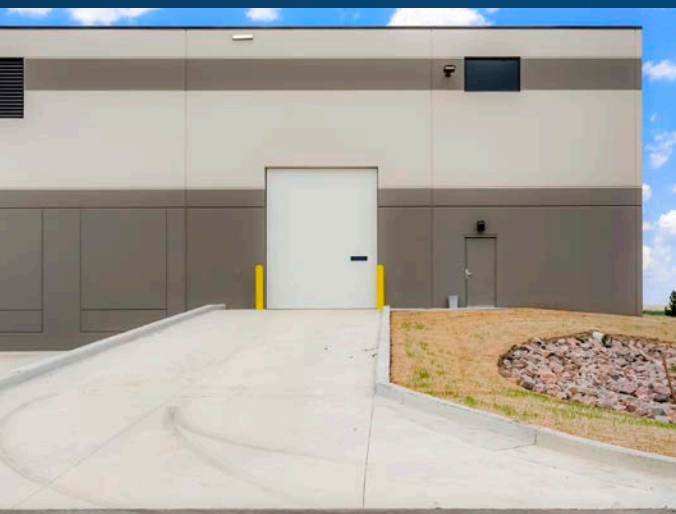
**PARKING**  
109 PASSENGER  
STALLS

**ELECTRICAL**  
3,000 AMPS  
THREE PHASE





## Phase 1 | Building A





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.  
US 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  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



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