



PEAK

INNOVATION PARK

CUSTOMIZED LAND AVAILABLE FOR
SALE, LEASE OR BUILD-TO-SUIT

1,600-ACRE MASTER PLANNED
BUSINESS PARK AT THE ENTRANCE
TO THE COLORADO SPRINGS AIRPORT



Colorado Springs



SITES ARE AVAILABLE FOR SALE, LEASE, OR BUILD-TO-SUIT

- Over 1,600 acres, with customized land sites from one acre
- Build-to-suits available for all product types starting at 40,000 RSF
- Zoned for multiple uses including office, industrial, retail, entertainment, recreation and hospitality

THE NEW EPICENTER FOR COMMERCE IN COLORADO SPRINGS



PRIME LOCATION

- Directly south of the Colorado Springs Airport
- Quick access to I-25 from S. Academy Boulevard
- Visible to over 31,000 vehicles per day on Powers Boulevard
- Approximately 5,000 people are currently employed at Peak Innovation Park
- Approximately 8 miles to downtown Colorado Springs and 4 miles to Interstate 25
- Only 70 miles (1 hour drive) to Denver

INFRASTRUCTURE

- Peak Innovation Park is currently served with utilities of capacities for development of all anticipated land uses. The project has an extensive network of water, wastewater, electric, natural gas and telecommunication systems in place.
- Multiple Telco service providers available



LOCATION, INCENTIVES & INFRASTRUCTURE

WHY PEAK INNOVATION PARK?

EXCLUSIVE INCENTIVES

- Pikes Peak Enterprise Zone
- Commercial Aeronautical Zone
- Foreign Trade Zone
- State and regional incentives available to support business development projects

OPPORTUNITY ZONE

- The Opportunity Zone was enacted as part of the Tax Cuts and Jobs Act of 2017 and was created to promote investment in companies, programs, and properties that are located in certain designated areas called Opportunity Zones
- Taxpayers can defer capital gains taxes on the sale of stocks, business assets or property by investing in certain qualified investment funds called "Opportunity Funds"
- Peak Innovation Park is located in a confirmed Opportunity Zone

POWERING FOR WHAT'S NEXT:
UP TO 600 MEGAWATTS
POTENTIALLY AVAILABLE

TENTATIVE RAMP SCHEDULE



POWER CAPACITY (MW)
TIMELINE

EXISTING BUILDINGS/PROJECTS UNDER DEVELOPMENT

MASTER PLAN

Home to Amazon Automated Fulfillment Center, Amazon Sorting Center, Amazon Distribution, Northrop Grumman, The Aerospace Corporation, Frito-Lay



COLORADO SPRINGS AIRPORT

Allegiant,
American, Delta,
Southwest and
United

Disclaimer: This document is intended for conceptual planning purposes and includes plans and illustrations to help describe the potential of the project. It is subject to change without notification per market conditions and in details of the project and actual development needs.

NEARLY 230 ACRES OF SHOVEL-READY LAND!

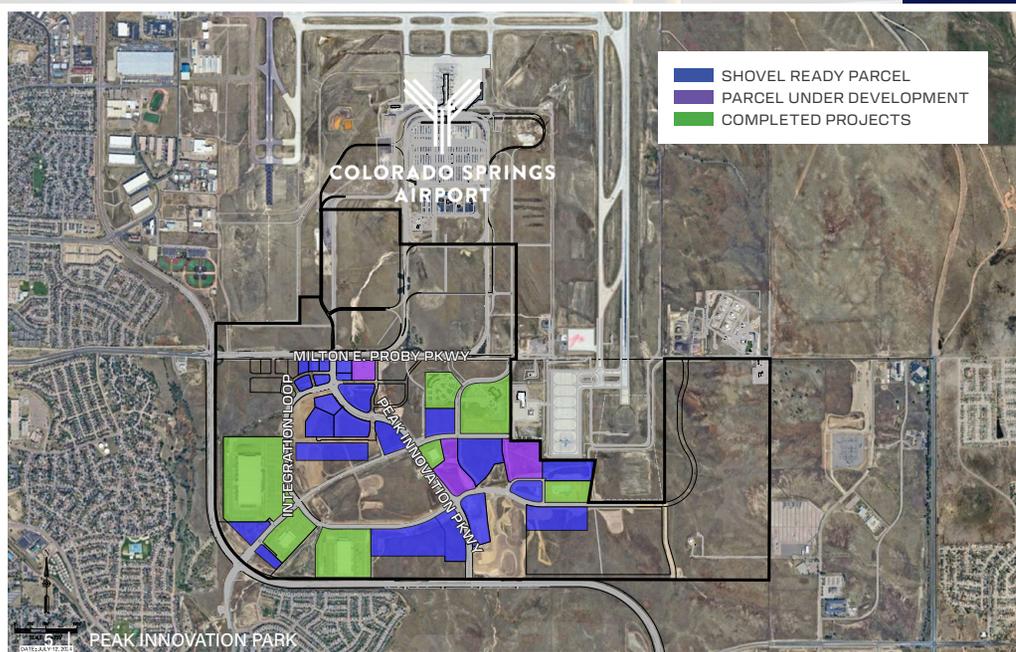
SITES READY FOR DEVELOPMENT

RAPID RESPONSE, CITY OF COLORADO SPRINGS ECONOMIC DEVELOPMENT

Rapid Response is a formal program of the City of Colorado Springs to expedite the review and approval of Land Use Applications and construction documents for building permits. Generally, Rapid Response is available to companies expanding or locating new facilities in Colorado Springs. Rapid Response designation is determined during initial discussions with the City's Economic Development Department.

Rapid Response typically begins with an initial meeting attended by the project consultant team and other project representatives, and representatives of all reviewing agencies. The purpose of the meeting is to introduce the project team to the representatives of the reviewing agencies, familiarize the reviewing agencies with the project, and to establish a line of communication between the project team and the appropriate subject matter experts with the reviewing agencies.

Every submittal or resubmittal to a reviewing agency associated with a Land Use Application or construction documents for a building permit is expedited for immediate priority review. Rapid Response not only reduces the overall approval timeline, but it also provides for increased communication and collaboration.





MARKET OVERVIEW

WHY COLORADO SPRINGS?

Colorado Springs is a top destination for growing companies, known for its pro-business environment, fast-growing workforce, and industry leadership in sectors like aerospace, defense, and cybersecurity. With a low cost of living, access to major markets, and a high quality of life, companies and talent are flocking to this thriving city. Ranked as one of the best places to live, it's set to become Colorado's largest city by 2050, making it an ideal hub for growth and opportunity.

A HUB FOR INDUSTRY

30+ Fortune 500 Companies Locate Here Including:



#1
STATE FOR WORKFORCE
CNBC 2022

#4
BEST PLACE TO LIVE FOR YOUNG PROFESSIONALS
CNBC 2022

#4
BEST STATE ECONOMY IN U.S.
WALLETHUB 2022

#12
MOST EDUCATED CITY IN AMERICA
WALLETHUB 2025

#5
BEST PERFORMING LARGE CITIES
MILKEN INSTITUTE 2024

39.5%
RESIDENTS HOLDING A BACHELORS DEGREE OR HIGHER

\$1,236,812
AVERAGE NET WORTH

\$115,908
AVERAGE HOUSEHOLD INCOME

848,407
RESIDENTIAL POPULATION

6%
2024-2029 POPULATION GROWTH RATE

BY THE NUMBERS:

COLORADO SPRINGS AEROSPACE & DEFENSE INDUSTRY

COLORADO SPRINGS HAS THE SECOND-LARGEST SPACE ECONOMY IN THE U.S., WITH 240,000 WORKERS IN THE STATE'S AEROSPACE INDUSTRY ALONE.

EDUCATED WORKFORCE

- Top rated higher education institutions including four NSA certified Centers of Academic Excellence in Information Assurance
- U.S. Air Force Academy
- University of Colorado Colorado Springs
- Pikes Peak State College
- Colorado Technical University
- Colorado College
- National American University
- Webster University - Colorado Springs Campus
- More than 41,000 university and college students



More than 60,000 veterans reside in the area, with an average of 350+ military separations per month.

10.8%

PROJECTED GROWTH
(2022-2027)

5

MILITARY
INSTALLATIONS

\$3.1B

ANNUAL ECONOMIC
IMPACT

150+

AEROSPACE COMPANIES
IN COLORADO SPRINGS

**Colorado Springs Chamber & EDC, 2025*



PEAK

INNOVATION PARK

TESTIMONIALS

"I was attracted to Colorado Springs and more specifically, Peak Innovation Park, because of its business climate and community. The Flywheel Capital team was intrigued by the business park and was excited about an opportunity to be early in its success as Urban Frontier had recently become the City's development partner. In addition, we continue to be impressed by the Aerospace industry and its associated ecosystem within Colorado. We are also interested in the benefits available through the Opportunity Zone and other benefits to our partners. In short, we continue to be excited about Peak Innovation Park and its potential to offer local and national companies an attractive business environment and we want to be part of that success."

- Ben Hrouda, CEO/Managing Principal, Flywheel Capital

"Since 2018, SunCap has successfully completed three (3) industrial developments in Colorado Springs. More specifically, we have developed two (2) industrial projects totaling approximately 400,000 square feet and the City of Colorado Springs and Urban Frontier have been great partners to work with. They allow developers to achieve successful outcomes by committing to and meeting their times frames and by providing actionable feedback that is market based and reasonable. In short, the City of Colorado Springs and Urban Frontier are great stewards of property values as they understand their responsibility to protect Peak Innovation Park's future by fostering development in the present."

- Mike Orr, Senior Vice President, SunCap Property Group

[VISIT WEBSITE](#)

FOR MORE INFORMATION, PLEASE CONTACT:

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