

Colorado Springs, CO

# FORGE

AT PEAK INNOVATION PARK

**Premier Class A industrial offering  
in the heart of Colorado Springs' top  
business park**

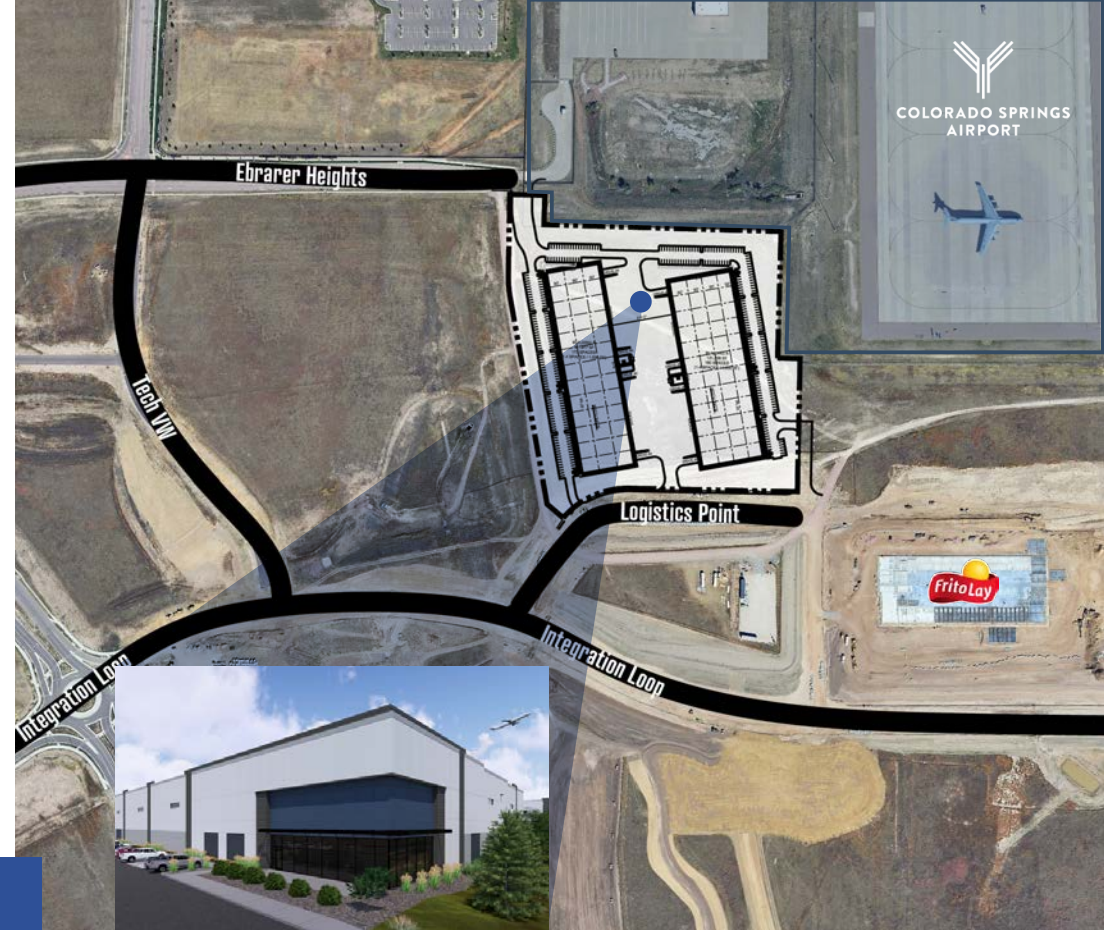
Front Park, Rear Load Buildings  
Totaling 252,890 SF



# PROPERTY OVERVIEW

Forge at Peak Innovation Park is a state-of-the-art, Class A industrial park comprised of two front park and rear load buildings totaling 252,890 SF.

This project is located in the heart of Peak Innovation Park, which is the epicenter of the Airport sub-market, Colorado Springs fastest growing area.



## PROJECT HIGHLIGHTS



Flexible footprints ranging from 20,000 SF to over 131,000 SF, suitable for a variety of users



Exceptional access and visibility within Peak Innovation Park.



Modern, functional design to optimize business operations, including high ceilings, oversized drive-in doors, ample dock-high doors, large truck courts, and ample power.



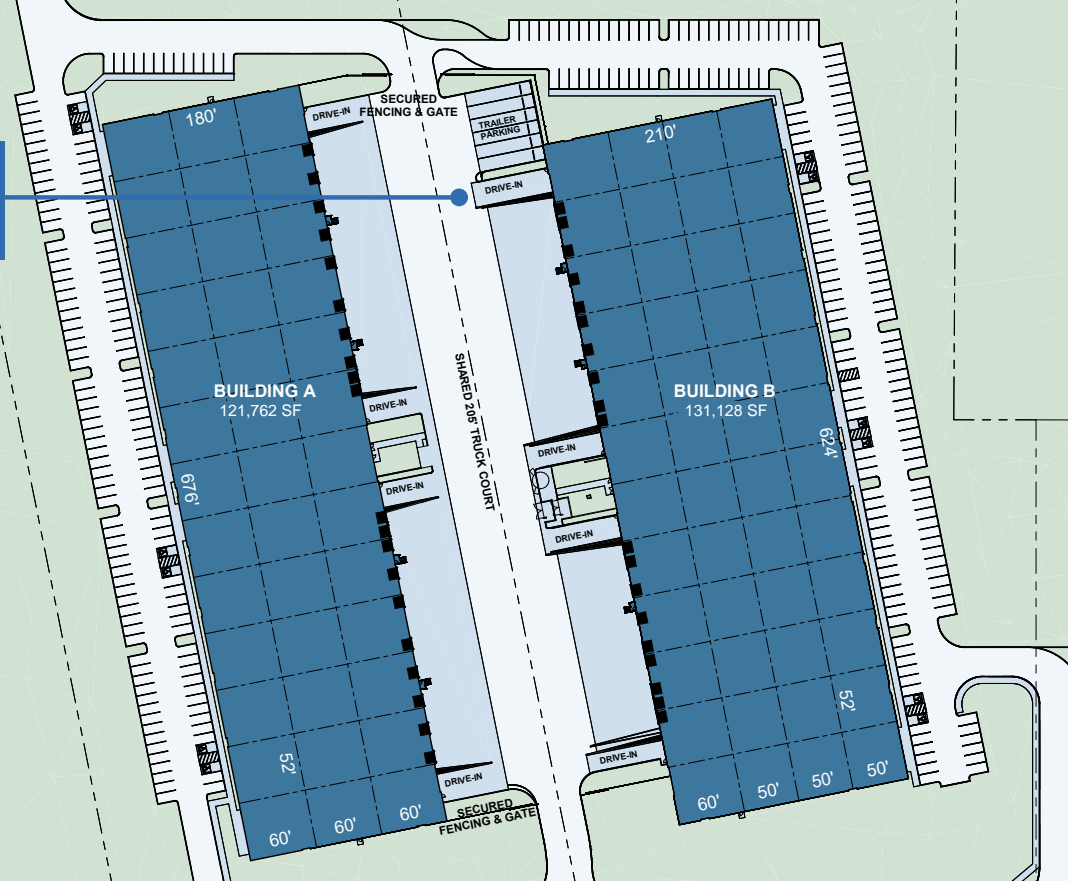
Prime location just south of Colorado Springs Airport and Peterson Space Force Base, with close proximity to a total of five military installations.



Strong regional connectivity—2 miles from Highway 21, 5 miles from Interstate 25 and Downtown Colorado Springs, and approximately 1 hour from Denver, making it ideal for same-day Front Range distribution.



Next-generation power infrastructure supporting up to 600MW of future capacity



	BUILDING A	BUILDING B
<b>BUILDING SIZE</b>	121,762 SF	131,128 SF
<b>LAND AREA</b>	8.63 acres	9.47 acres
<b>OFFICE AREA</b>	2,485 SF	2,485 SF
<b>BUILDING DIMENSIONS</b>	676' x 180'	624' x 210'
<b>CONSTRUCTION</b>	Tilt up concrete panels and structural steel	Tilt up concrete panels and structural steel
<b>CLEAR HEIGHT</b>	32'	32'
<b>COLUMN SPACING</b>	52' W x 60' D	52' W x 50' D typical; 52' W x 60' D loading bay
<b>TRAILER STORAGE</b>	0	6 Stalls
<b>FIRE SUPPRESSION</b>	ESFR	ESFR
<b>LIGHTING</b>	High bay LED fixtures, 30 foot-candle	High bay LED fixtures, 30 foot-candle

	BUILDING A	BUILDING B
<b>LOADING DOCK POSITIONS AVAILABLE</b>	22 (15 dock positions + 7 future dock positions)	26 (17 dock positions + 9 future dock positions)
<b>EQUIPPED DOCKS</b>	15 dock positions with 40,000lb mechanical levelers, integral dock bumpers and dock seals / curtains	17 dock positions with 40,000lb mechanical levelers, integral dock bumpers and dock seals / curtains
<b>DRIVE IN DOORS</b>	14 X 14. 4 motorized drive in doors	14 X 14. 4 motorized drive in doors
<b>AUTO PARKING</b>	139 Stalls	168 Stalls
<b>EV STALLS</b>	2% EV ready / 8% EV capable	2% EV ready / 8% EV capable
<b>TRUCK COURT</b>	135' total, 60' dock slab concrete	135' total, 65' dock slab concrete
<b>POWER</b>	3,000A* ; 480V 3-phase service to the building	3,000A* ; 480V 3-phase service to the building
<b>ZONING</b>	Airport Planned Development (ADP)	Airport Planned Development (ADP)
<b>UTILITIES</b>	Colorado Springs Utilities	Colorado Springs Utilities

DISTANCES	
Highway 21	1 Mile
Peterson SFB	3 Miles
I-25	6 Miles
Ft Carson	11 Miles
Downtown Colorado Springs	12 Miles
Pueblo, CO	41 Miles
Denver, CO	67 Miles
I-70	69 Miles

**NEARBY AMENITIES**



# CORPORATE NEIGHBORS & ACCESS

# WHY PEAK INNOVATION PARK?

Peak Innovation Park is a 1,600-acre master-planned business park located at the entrance to Colorado Springs Airport, offering exceptional access, visibility, and infrastructure for industrial, office, retail, and hospitality users. Positioned just south of the airport and Peterson Space Force Base, and minutes from other major military installations, the park provides strategic connectivity to Highway 21, Interstate 25, and Downtown Colorado Springs.

Home to major employers such as Amazon, Northrop Grumman, The Aerospace Corporation, and Frito-Lay, the park is also investing heavily in future growth, with active plans to scale its power capacity from 15MW today to 600MW in the near future. This significant upgrade will support advanced manufacturing, high-tech industries, and large-scale operations, making Peak Innovation Park one of the most power-ready developments in the region.

## Exclusive Incentives

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

## CORPORATE NEIGHBORS:



**NEW POWER INFRASTRUCTURE WITH UP TO 600 MW CAPACITY**

# COLORADO SPRINGS

## Market Overview

Colorado Springs is emerging as a dynamic hub for both industrial services and technology, driven by a competitive labor market, strategic location, and business-friendly infrastructure. Major companies like Amazon, Northrop Grumman, and FedEx anchor the city's industrial base, while the Peak Innovation Park boosts its appeal for businesses in manufacturing and logistics. The tech sector is also flourishing, with companies like BombBomb and Tek Experts contributing to a growing talent pool and economic growth, particularly in cyber-security and software development. The city continues to see new residential projects, signaling the region's ongoing expansion and its growing reputation as a destination for business and labor.

### AREA DEMOGRAPHICS (ESRI DATA)

	15 MIN	30 MIN	45 MIN
<b>2025 POPULATION</b>	155,215	647,907	837,592
<b>POPULATION GROWTH</b>	3%	6%	6%
<b>AVG. HOUSEHOLD INCOME</b>	\$90,855	\$111,213	\$116,793
<b>AVG. HOUSEHOLDS</b>	54,938	248,412	320,171
<b>EDUCATION (bachelors degree)</b>	22,426	117,967	151,183
<b>MEDIAN AGE (years)</b>	32	35	36

**#1**  
STATE FOR WORKFORCE  
CNBC 2022

**#4**  
BEST PLACE TO LIVE FOR YOUNG PROFESSIONALS  
CNBC 2022

**#5**  
BEST PERFORMING LARGE CITIES  
MILKEN INSTITUTE 2024

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

**\$3.3B**  
AEROSPACE AND DEFENSE SECTOR CONTRIBUTION TO THE LOCAL ECONOMY

**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



# FORGE

AT PEAK INNOVATION PARK



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