

Marcus & Millichap

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GARDEN
OF THE
GODS

Investment Overview

> 70 T0 90+ MEGAWATTS

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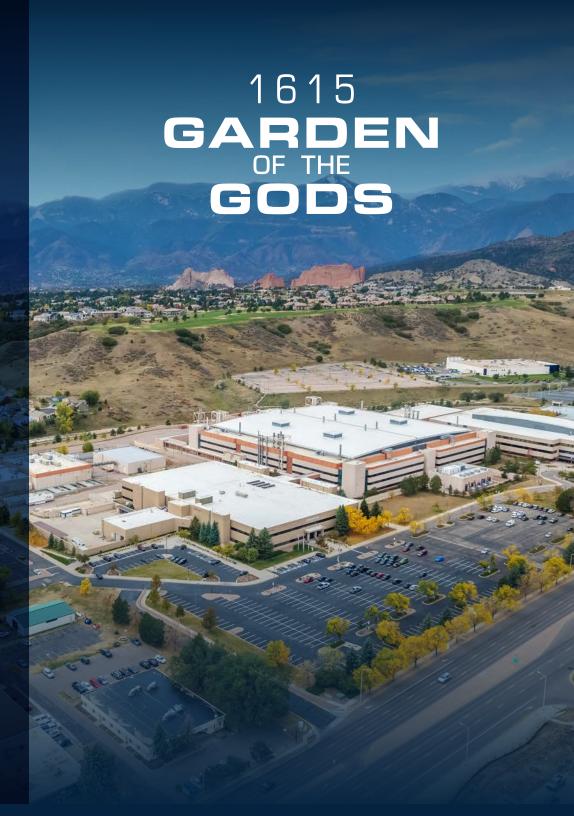


EXECUTIVE SUMMARY

Institutional Scale Campus |
For Data Center or Advanced Manufacturing Use |
Available for Sale or Long-Term Lease

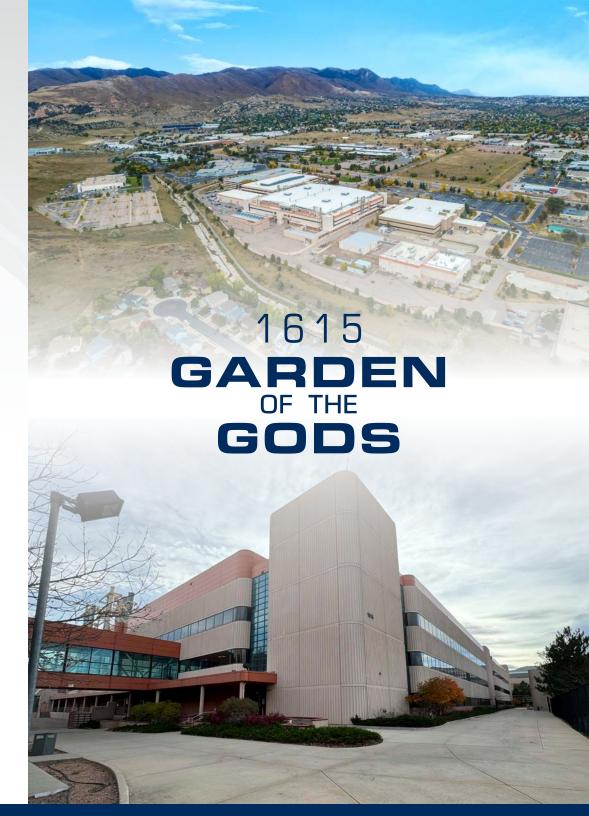
1615 Garden of the Gods Road stands as one of the most significant industrial developments ever constructed in Colorado. Built by Intel at the height of its global dominance, this 30.88-acre campus includes 705,000 square feet of facility space engineered for high-intensity, mission-critical operations. No expense was spared in its development. Every element of the site reflects toptier performance, scale, precision, and longevity. Today, the property offers a rare opportunity to activate an infrastructure-rich campus without the delays of new construction, delivering a true speed-to-market advantage in a competitive landscape.

With 70 megawatts of existing power capacity, expandable to 90+ MW, the site offers power capacity rarely found in the market. Institutional-grade mechanical, electrical, and cooling systems, along with heavy floor load capacity and robust utility distribution, support a wide range of intense operational uses. Located in Colorado Springs, the property also benefits from a pro-growth, business-friendly environment with access to skilled labor, competitive power costs, and strong municipal support, creating value for both tenants and investors.



PROPERTY OVERVIEW

Property Address 1615 Garden of the Gods Rd, Colorado Springs, CO Available for Sale or Long-Term Lease Contact Broker for Pricing **Building Area** 705,000 SF Clean Room Space 120,000 SF Acres 30.88 Parking 634 Spaces 20'8" to 45'8" Clear Heights 69'10" Clear Also Achievable Fully Surrounded by Security Fence with **Guarded Access Points Access to Nearby Fiber Optic Routes** Existing Infrastructure Will Save 18-24+ Months vs. Comparable "Green Field" Development







POWER AVAILABILITY



Infrastructure to Support **90 MW and Beyond**

Distributed Using Two Existing 115kV/34.5kV Transformers

480V 3-Phase Distribution

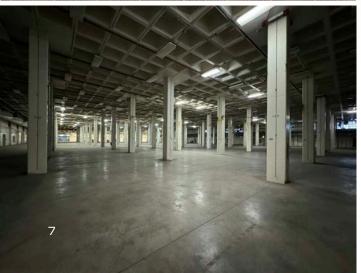
Primary Meter Stations Monitor Power
Distribution Across Different Sections of
the Facility

Dual Power Feeds Ensure Redundancy in the Event of Power Disruption

5.6 Cents Per Kilowatt HourSubject to Arrangement with Utilities
Company CSU







ADVANCED MANUFACTURING-READY

BUILT BY INTEL | HEAVY-DUTY INFRASTRUCTURE | READY FOR RETROFIT

REINFORCED STRUCTURAL CAPACITY

6" slab-on-grade rated for 500 PSF loads in the Subfab; cleanroom level constructed with a concrete waffle slab for stacked equipment and heavy machinery

CLEANROOM INFRASTRUCTURE

120,000 SF of Class 10,000-capable cleanroom space featuring acid-resistant subfloors, perforated raised flooring, ducted HEPA filters, and suspended ceiling grid

COMPRESSED DRY AIR AND HOUSE VACUUM SYSTEMS

Central CDA and vacuum systems in place; compressors, piping, and vacuum pumps

PROCESS UTILITY CAPACITY

Underground utility tunnel connects FAB, ME, and CUB buildings; supports chilled water, steam, acid waste, ultra-pure water, and electrical conduits

HIGH-PURITY AND HAZARDOUS MATERIALS SUPPORT

Infrastructure supports high-purity piping, ultra-pure water lines, gas cabinets, and chemical drainage systems

ENVIRONMENTAL AND MECHANICAL SYSTEMS

AHUs, exhaust ducting, and scrubber duct systems in portions of the mezzanine and fan deck

FIRE PROTECTION AND LIFE SAFETY SYSTEMS

Sprinkler heads, risers, and suppression systems are in good condition; the fire alarm system is operational

LOADING AND VERTICAL TRANSPORT INFRASTRUCTURE

Two dock-high loading doors in the main FAB building, two crane-access doors to the clean room level, one loading door to the top floor, and a freight elevator provide access for equipment, materials, and heavy machinery

STRATEGIC LOCATION



LOCAL AERIAL







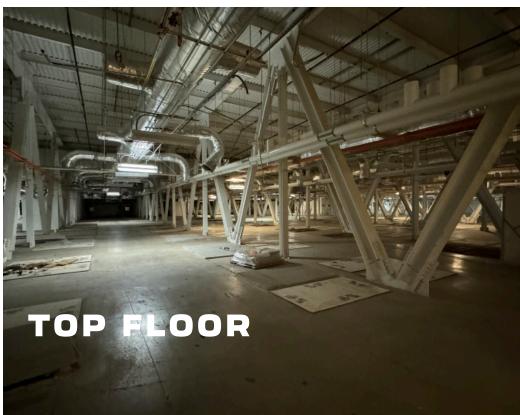














COLORADO SPRINGS

A Prime Investment Market for Data Centers, AI, and High-Tech Manufacturing

COMPETITIVE POWER COSTS

With electricity rates approximately 12% below the national average, operating expenses for energy-intensive manufacturing data centers and AI facilities are kept low.

PRO-BUSINESS ENVIRONMENT

Tax incentives, streamlined permitting, and supportive policies make it easy for companies to establish and expand operations.

SKILLED LABOR POOL

Nearby STEM focused universities, prominent military installations, and a growing tech sector provide a steady pipeline of skilled operational and mangagerial laborers.

TECH AND DEFENSE SYNERGY

The presence of Space Force, Air Force, and high-tech defense companies like Boeing, Lockheed Martin & Northrop Grumman fosters innovation and demand for advanced technologies.

ROBUST INFRASTRUCTURE

Expanding fiber networks and utility investments offer the scalability and reliability essential for advanced operations.

HIGH QUALITY OF LIFE

An affordable cost of living, outdoor recreation, and low crime rates make Colorado Springs attractive to top workforce talent.

COLORADO SPRINGS DEMOGRAPHICS

GROWING POPULATION

Colorado Springs has grown **15**% over the past decade, reaching **491,000** residents, reflecting strong economic and lifestyle appeal.

AFFLUENT COMMUNITY

The area within **3** miles of 1615 Garden of the Gods Road boasts an average household income of **\$109,450**, highlighting a prosperous, vibrant community.

YOUNG AND DYNAMIC

With a median age of **35.1**, Colorado Springs offers a youthful, energetic workforce, ideal for tech and innovation.

HIGHLY EDUCATED TALENT

Over **41**% of residents hold a bachelor's degree or higher, with strong expertise in **STEM fields**—perfect for tech and data-driven industries.

STRONG MILITARY EXPERTISE

With over **40,000** active-duty personnel from bases like Peterson Space Force Base and Fort Carson, the city provides skilled talent in engineering, IT, and cybersecurity.

AFFORDABLE QUALITY OF LIFE

Living costs **4**% lower than Denver and easy access to the Rocky Mountains make Colorado Springs ideal for a balanced lifestyle.

COLORADO SPRINGS

An Economic Hub for National Defense, Cybersecurity, Data Science, and Aerospace Innovation

MAJOR LOCAL EMPLOYERS

ELITE MILITARY PRESENCE







PIONEERING DEFENSE CONTRACTORS









TECH AND DATA POWERHOUSES





1615 GARDEN OF THE GODS

CONTACT US TO EXPLORE THIS EXCLUSIVE OPPORTUNITY

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