

Cheyenne Business

1110 BAYFIELD DR. COLORADO SPRINGS, CO

164,582 SF

Flex/Office/Manufacturing
For Lease

Presented By:



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

Cheyenne Business Campus

Executive Summary

Purpose built for Honeywell in 1981, this sprawling 164,582 square foot 26-acre campus is located in Colorado Springs' Southeast Submarket. The campus provides flexible mix-used space and amenities in close proximity to many amenities and recreation.

Nestled between E. Cheyenne Mountain Blvd. and Cheyenne Meadows Rd., Cheyenne Business Campus overlooks Quail Lake and has prime 360-degree views of Colorado Springs. The Cheyenne Business Campus is just minutes from Fort Carson Army Base, The Broadmoor, and many shopping, retail, and business amenities. The campus is surrounded by hiking and biking trails and some of Colorado's most beautiful parks and outdoor recreation activities.

Cheyenne Business Campus features office, warehouse, lab, and SCIF space with abundant parking and truck court and is able to host a variety of users. The property has ample electrical and data capability. The quiet campus setting and nearby amenities make it an ideal location for a large-scale user.

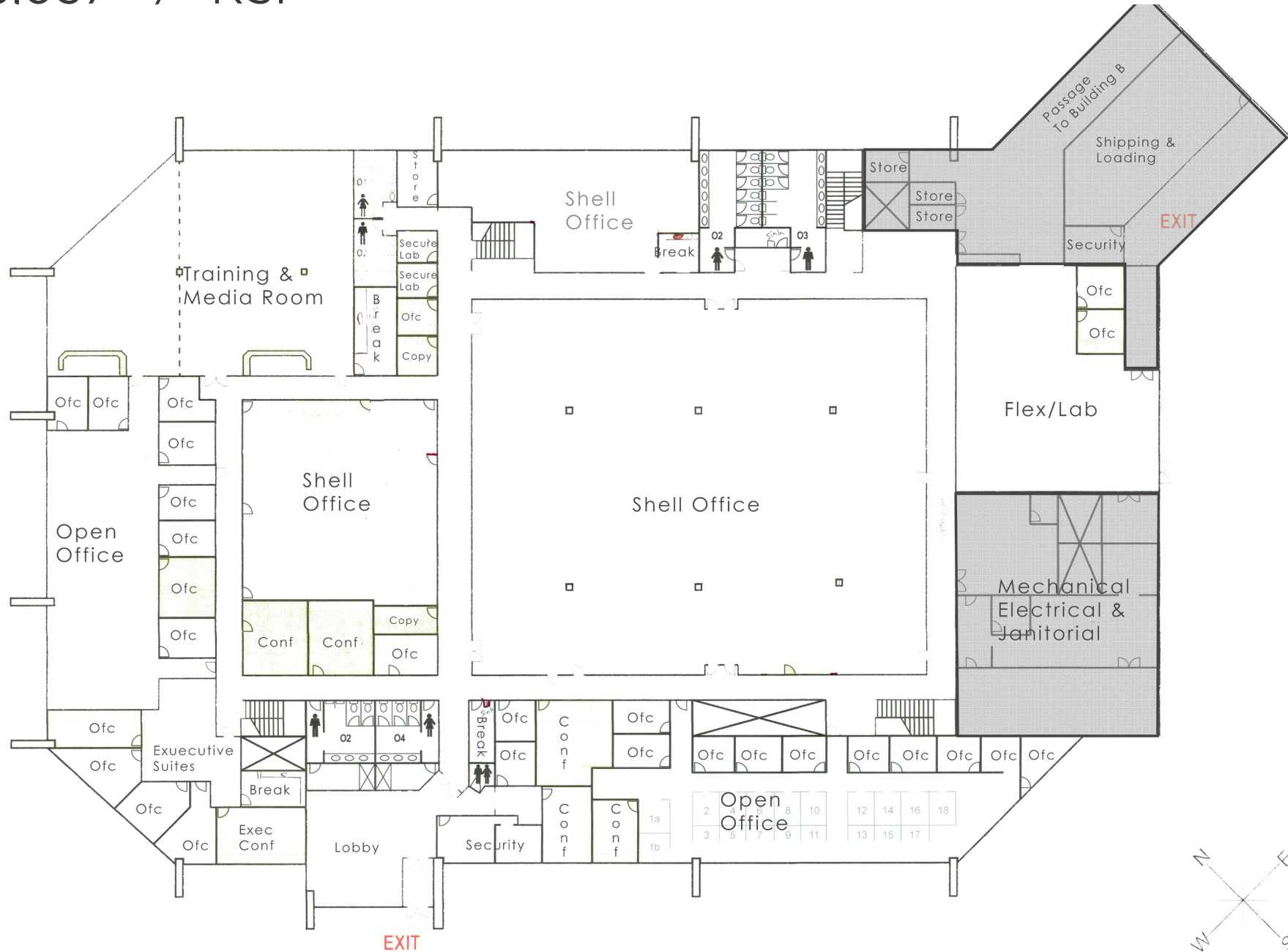
Cheyenne Business Campus

Property Details

Building Size:	164,582 RSF
Available Space:	10,925 to 164,582 RSF
Electrical:	Three (3) 3,000 AMP, 277/480V Two (2) 2,000 AMP 120/208V
Fire Protection:	Sprinklered
Loading:	7 Docks (4 w/ Levelers); 2 Drive-In
Lot Size:	26.35 Acres
Y.O.C.:	1981
Zoning:	PIP-1 CR
Clear Height:	10'- 22'
Construction:	Reinforced Concrete
Industrial Lease Rate:	Starting at \$11.00/RSF NNN
Office Lease Rate:	Starting at \$15.00/RSF NNN

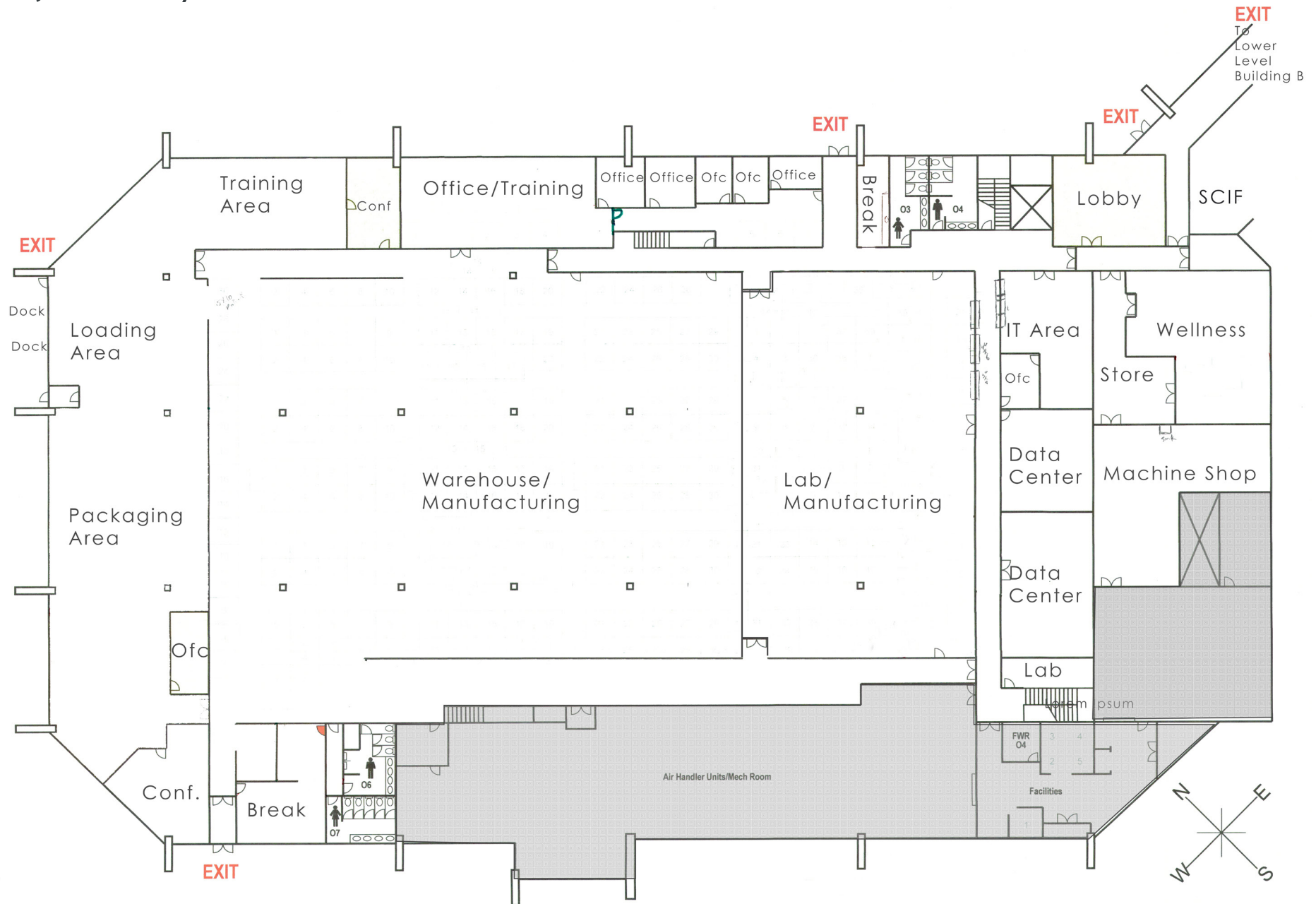
Cheyenne Business Campus

Floor Plan - Upper Level Bldg A
45.037 +/- RSF



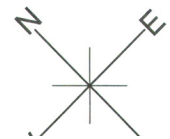
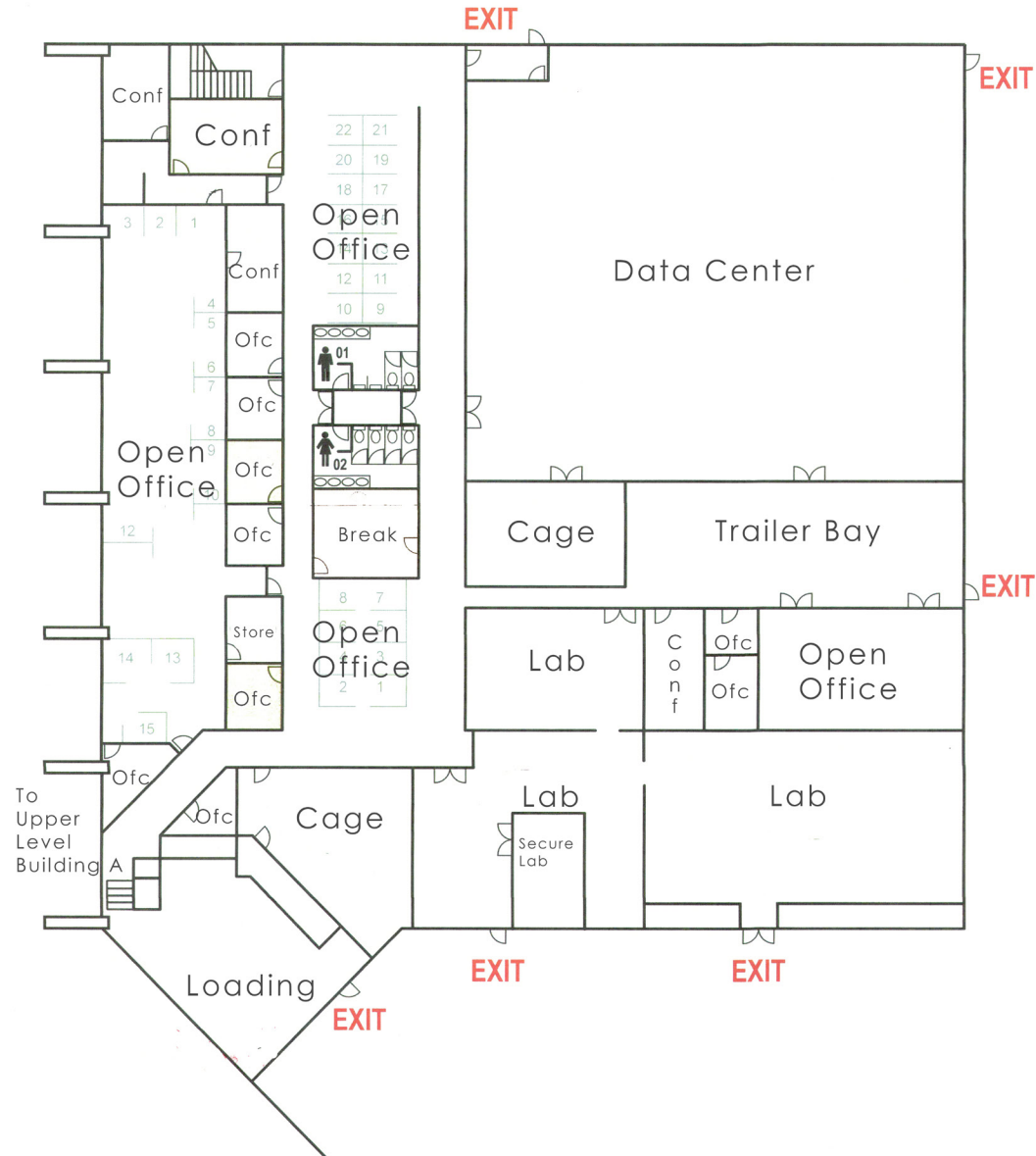
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Floor Plan - Lower Level Bldg A
56,000 +/- RSF



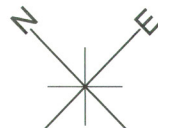
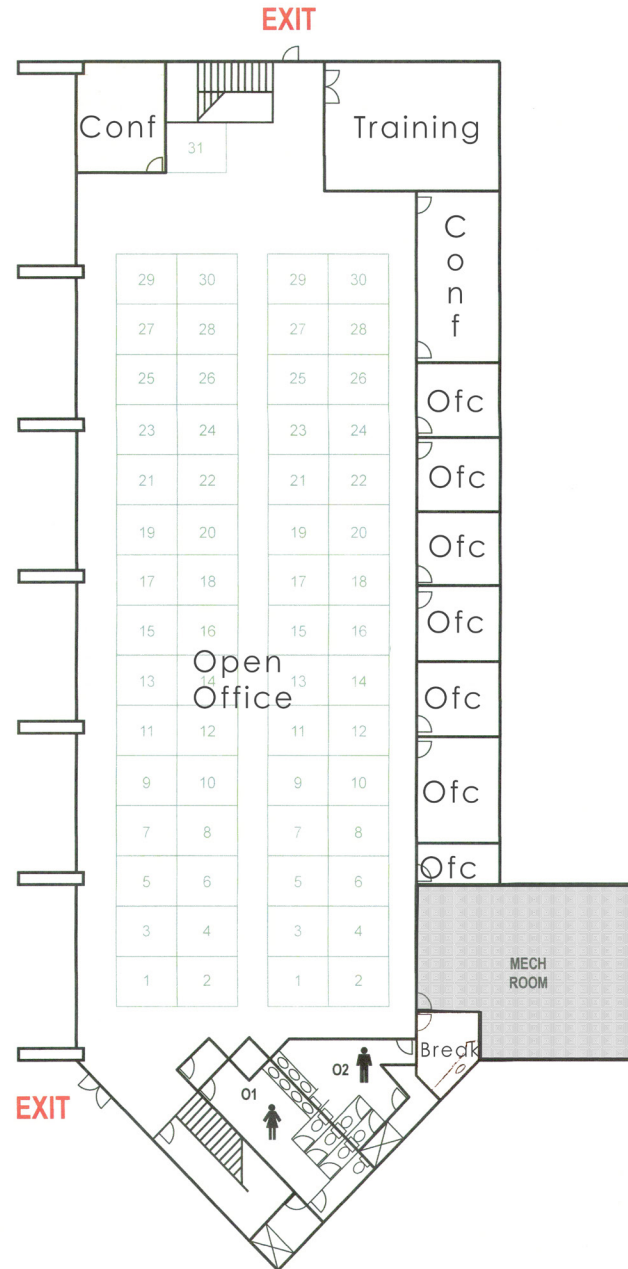
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Floor Plan - Upper Level Bldg B
30,889 +/- RSF



Cheyenne Business Campus

Floor Plan - Lower Level Bldg B
10,925 +/- RSF



Cheyenne Business Campus

Property Aerial



Cheyenne Business Campus

Amenities

- Campus Setting
- SCIF (Appx. 2,500 SF)
- Secured Lab
- Truck Court
- Dock & Drive-In Loading
- On-Site Storage
- Freight Elevator
- High Parking Ratio (9:1,000 RSF)
- On-Site Security
- Access to Quail Lake and nearby hiking/ biking trails
- Many Nearby National Retailers, Banks, Gyms, Restaurants
- Convenient Access to I-25
- 360-Degree Front Range Views

Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Projection	14,210	89,474	219,375
2019 Estimate	13,459	83,659	204,395
2010 Census	13,719	77,405	183,873
Growth 2019-2024	5.58%	6.95%	7.51%
Growth 2010-2019	(1.9%)	8.08%	11.16%
Households:			
2024 Projection	6,306	34,296	87,581
2019 Estimate	5,967	31,984	81,171
2010 Census	6,054	29,583	71,891
Growth 2019 - 2024	5.68%	7.23%	7.90%
Growth 2010 - 2019	(1.44%)	8.12%	12.91%
2019 Average Household Income	\$71,481	\$68,339	\$62,759
2019 Median Household Income	\$56,981	\$48,263	\$46,778

Contact Listing Brokers for more information:

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