



8" FAB SHELL AVAILABLE FOR SALE OR LEASE

Heavy Infrastructure Suitable for Many Sectors

1615 Garden of the Gods Rd. | Colorado Springs, CO

- Up to 50 MW Available Capacity
- Affordable Warehouse Space
- 639,298 gross SF total on 4 levels in FAB Building
- Access to Garden of the Gods Road & I-25
- Additional Buildings for Sale or Lease on Site
- One of the only existing 8-inch wafer facilities on the market, the former Intel FAB 23 offers over 700,000 SF of existing available space (including CUB and other support buildings) on 30+ acres of land, with room for future expansion.
- In-place infrastructure, including 140,000 SF of clean room facilities and heavy water/sewer and power.
- Existing infrastructure saves up to 2 years time to market.
- Retrofitting an existing facility saves a significant amount of construction costs, mitigates supply chain delays, and reduces the risk of costs overruns.
- Colorado Springs is one of the fastest growing high quality of life locations in the country.





Additional Information

- **Doors:** 4 Dock Doors
- **Zoning:** PIP 1, City of Colorado Springs
- **Ceiling Heights:** 20'8" to 45'8" clear, 69'10" clear also possible
- **Year Built:** FAB 23 shell built by Rockwell in 1996, completed by Intel in 2000
- **Power:** Potential to upgrade to 90 MW, dual feed electrical, on-site electrical substation
- **Fiber:** Dual loop multi-fed
- **Floor Loading:** Excess of 200lb/SF
- **Water / Sewer:** 1000+ GPM

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Alternative Use Sectors

- Mission Critical / Data Center
- Medical Device
- Semiconductor Tool Manufacturing
- Advanced Packaging
- Pharmaceutical
- Solar/PV
- Biotech / Biochip
- Battery Manufacturing
- Health Tech
- And many others

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed. RMA 03/22





4' Raised Floor - 1615 High Tech Way



OUTSIDE

INSIDE

Central Utility Building - 1585 High Tech Way



OUTSIDE

INSIDE

Mechanical Electrical Building - 1595 High Tech Way

