

The POWER CENTER

FOR SALE OR LEASE



KEY FEATURES

\$0.04 per kwh

Up to 90 MW Capacity

Affordable Warehouse Space

639,298 gross SF total on 4 levels

Access to Garden of the Gods Road & I-25

Additional Buildings for Sale or Lease on Site

KEY BENEFITS

* 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 on 30+ acres of land, with room for future expansion.

* The Power Center has several hundred million \$'s in existing, in-place infrastructure, including 140,000 sf of clean room facilities, worth \$250 Million.

* Existing infrastructure saves 2+ years of product speed to market.

* Retrofitting an existing facility saves a significant amount of construction costs, mitigates supply chain delays, and reduces the risk of costs overruns.

* By 2028, Colorado Springs will be one of the largest gig-cities in the country with a vast network of next-generation fiber optics.



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Additional Information

- For Sale: Negotiable - Call Broker
- For Lease: Negotiable - Call Broker
- Doors: 4 Dock Doors
- Zoning: PIP 1, City of Colorado Springs
- Up to 90 MW Capacity
- 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.

Flexible Uses Include

- Fabrication Facility
- Chip Manufacturing Facility
- Mission Critical / Data Center
- Warehouse
- Light Manufacturing

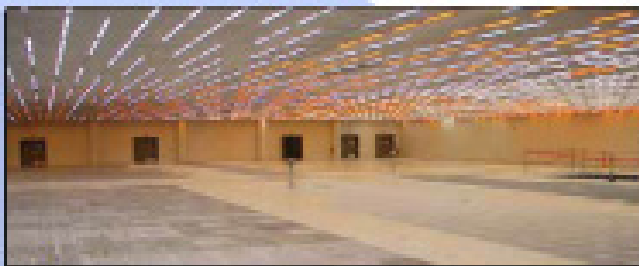


The Power Center Aerial View

1585, 1595, 1615 Garden of the Gods Road



INDEX	
FAB Building	639,228 SF
ME Building	12,839 SF
Building 3(CUB)	50,873 SF
Tent Structure	17,000 SF
FAB Site Area	21.96 Acres
Craft Parking Lot Area	8.92 Acres



Clean Room Space - Freespan



Warehouse Space 20'8" Clear



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