

AVIATION AT THE PEAK

General Aviation Brochure




**COLORADO SPRINGS
AIRPORT**

FALL IN LOVE WITH COLORADO'S SMALL AIRPORT

Being Small Means Big Things



**COLORADO SPRINGS
AIRPORT**



"The development at the Colorado Springs Airport has been remarkable to watch. The improvements the Airport has offered to not only the aviation community, but the City of Colorado Springs is beyond spectacular. jetCenters of Colorado - COS is pleased to be a part of the Colorado Springs Airport, and we look forward to its continuous success."

**Jeff Craig, General Manager
jetCenters of Colorado - COS**

"Since Cutter Aviation began operating an FBO in 2006 at COS, our pledge has been to provide the highest level of service to the general aviation community of Colorado Springs."

**Will Cutter, President & CEO
Cutter Aviation**

"We started operations at the Colorado Springs Airport in 1979 and I can tell you there has never been a better time to take advantage of all the Airport has to offer. The business-friendly environment at COS has made it very compelling for us to remain here and grow."

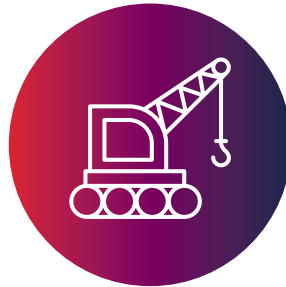
**Dick Janitell, CEO
JHW Hangar Complex**

ABOUT OUR AIRPORT



Opportunities of Growth

- Land available to grow and expand your business
- Our goal is to help you start earning revenue as quickly as possible
- We understand that time is money and work at the speed of business



Building at COS

- Guided development experience
- We attend the necessary stakeholder meetings with you
- Assist and work with all necessary agencies to expedite the process



Rapid Response Team

- Expedites development plan review and permitting to qualifying primary employers
- Provides a connection between all the necessary reviewing agencies, the company representatives and their contractor
- Reduces the permitting and review time by roughly half of the typical processing time



FOUR BUSINESS CENTERS

A Global Airport

- 1 COMMERCIAL AVIATION
- 2 GENERAL & CORPORATE AVIATION
- 3 MILITARY AVIATION
- 4 PEAK INNOVATION PARK



Our Services

24/7 At Your Service

FAA Air Traffic
Control Tower

Aircraft Rescue &
Fire Fighting

U.S. Customs On-site
(No User Fee)

Snow Removal
Team

The Airfield

- FAA Identifier: KCOS
- Elevation: 6,187 Feet
- Airspace: Class C
- ARTCC: Denver Center
- FSS: Denver Flight Service Station
- Nav aids: ILS, DME, GPS
- Visual Aids: REIL, PAPI
- Approach Lighting: MALSR
- Weather Reporting: ASOS
- Fuel Types: JET-A, 100LL

Three Runways

17L / 35R	17R / 35L	13 / 31
↓	↓	↓
13,501 feet	11,022 feet	8,269 feet
↓	↓	↓
Concrete	Asphalt	Asphalt

GENERAL AVIATION

West Side Services and Amenities

The aircraft one stop shop



- Aircraft Maintenance
- Avionics Installation and Repair
- Aircraft Charter and Management
- Aircraft Rental
- Aircraft Hangar Sales and Rentals
- Flight Training

Competitive Fuel Flowage Fees

Flight Training
Services

Aircraft Charter
Services

Aircraft Rental
Services



- Family owned and operated full-service FBO providing aircraft services for corporate and general aviation
- Heated transient hangar
- 171,000 SF of ramp space
- Ground handling
- Deicing



- Largest full-service FBO at COS providing aircraft services for military, commercial, corporate, and general aviation
- 50,000 SF of hangar space
- 200,000 SF of ramp space
- Large heated transient hangars
- Deicing



- Celebrating over 60 years in Aviation
- Offering hangar rentals, maintenance, aircraft acquisition and management
- Hangars varying in size from small T-Hangars to large corporate facilities
- Discounted on-site fuel available for based customers

DEVELOPMENT OPPORTUNITIES

Aviation Development Opportunities

- 500+ acres of land available for aviation related development
- Low ground rental rates
- Rent abatement options during design and construction
- Term based on level of capital investment



East Side Development

- Vast amount of developable land on the east side of the airport parallel to our east runway 17L/35R
- Blank canvas
- Opportunities to develop a diverse aviation complex
- Close proximity to our newly expanded business park
- Utilities assessable and close by
- Land sites that are near utility infrastructure
- Brand new USDA Forest Service Airtanker Base

“Air tankers provide such crucial support to firefighters and communities, I cannot overstate the value of this resource. The Colorado Springs Airtanker Base will facilitate efficient responses to wildfires throughout Colorado and portions of Wyoming, South Dakota, Kansas, Nebraska, Utah, Arizona, New Mexico, Texas and Oklahoma.”

Jacque Buchanan
Deputy Regional Forester
USDA Forest Service

TAX INCENTIVES

Supporting Business Development at COS

- Tax abatements, tax credits, monetary incentives
- Colorado Springs Airport provides tax credits and performance-based incentive programs through the City of Colorado Springs, El Paso County, Pikes Peak Rural Transportation Authority (PPRTA), and the State of Colorado.



Aviation Development Zone (ADZ)

A business or any portion of business that is involved in aircraft manufacturing or maintenance and repair, completion or modification of aircraft located within the boundaries of an ADZ may qualify for this state program which offers a state income tax credit of \$1,200 per new full-time employee.

Commercial Aeronautical Zone (CAZ)

COS is located within a regionally created CAZ, which provides significant tax incentives for aeronautical businesses. For companies located within the CAZ, significant local sales and use tax may be abated for those specifically engaged in a variety of aeronautical activities. The majority of sales and use tax on construction materials used to construct facilities in support of aviation users may also be refunded.

Enterprise Zone (EZ)

The EZ was created by Colorado Legislature to promote a business-friendly environment in economically distressed areas by offering state income tax credits. Taxpayers investing in EZs can earn these credits by planning and executing specific economic development activities.

Foreign Trade Zone (FTZ)

COS offers over 1,000 acres of registered U.S. FTZ property. Key benefits of the FTZ are duty referral, duty reduction and duty avoidance for the transfer, use and storage of imported materials. No Customs duties are paid on merchandise exported from the zone, value of labor, overhead or profit attributed to production and operations in the zone.

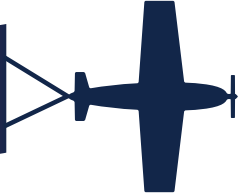
Opportunity Zone (OZ)

Investors can defer and potentially reduce or eliminate taxation on capital gains by making timely investments in the Airport Opportunity Zone.

EXPERIENCE COLORADO SPRINGS

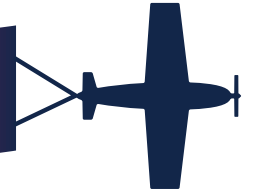
#1 Most Desired Place to Live

U.S. News and World Report (2019, 2020, 2021, 2022)

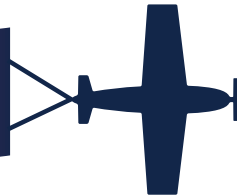


#2 Best Places to Live

US News & World Report (2022)



Top 10 Best-Performing Cities
Milken Institute (2022)



Conveniently Located

- 12 Miles to Downtown & Interstate 25
- 20+ Nearby Hotels
- Rental Cars On-site
- FedEx Express Cargo On-site
- 40 Miles to Pikes Peak Summit

