

DIA Logistics Park

137 ACRES LOCATED IN AURORA, CO

20,000 - 668,000 SF spaces available
with opportunity for build-to-suit or
improved land sales





PARCEL LEGEND

DIA Logistics Park **Lot 2**: +/- 44 acres

Proposed Planning **Area 1A**: +/- 5 acres

Proposed Planning **Area 1B**: +/- 25 acres

Proposed Planning **Area 2**: +/- 57 acres

Proposed Planning **Area 3**: +/- 6 acres

+/- 137 TOTAL ACRES

Proposed Planning **Areas 4 & 5**:
Commercial outlots by Fine



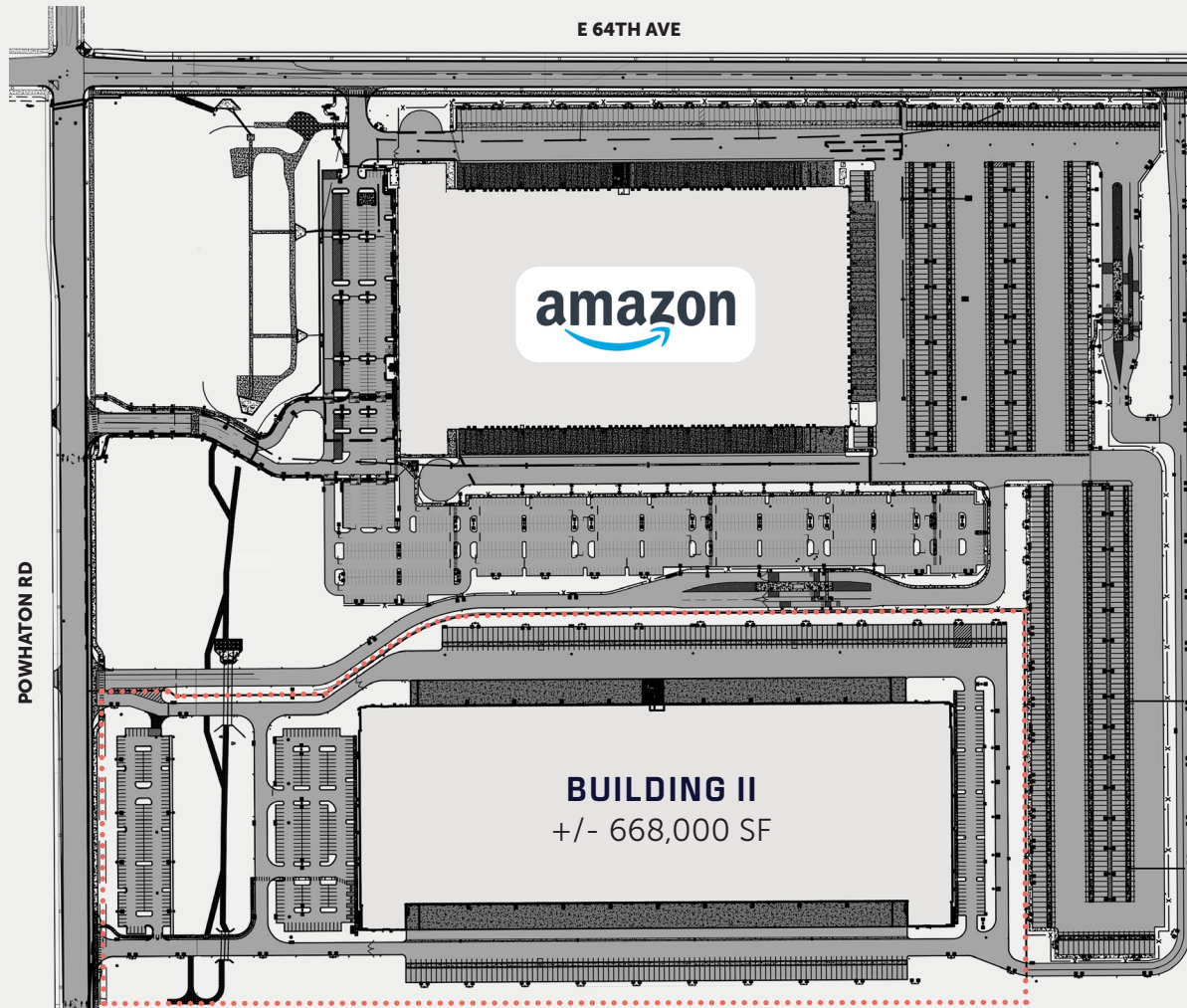
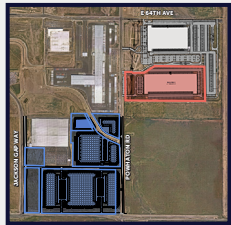


CONCEPTUAL PARK SITE PLAN - BUILDINGS I & II

+/- 130 ACRES



LOT 2 BUILDING II: +/- 44 acres



Building II

Available for Build-to-Suit
or User Sales

APRIL 2022

Pad Completion

WATER & SEWER

City of Aurora

ELECTRIC & GAS

Xcel Energy

DATA

CenturyLink, Comcast & Lumen



CONCEPTUAL PARK SITE PLAN - BUILDINGS III - VIII

+/- 93 ACRES



AREA 1B BUILDING III: +/- 18 acres

AREA 1B BUILDING IV: +/- 7 acres

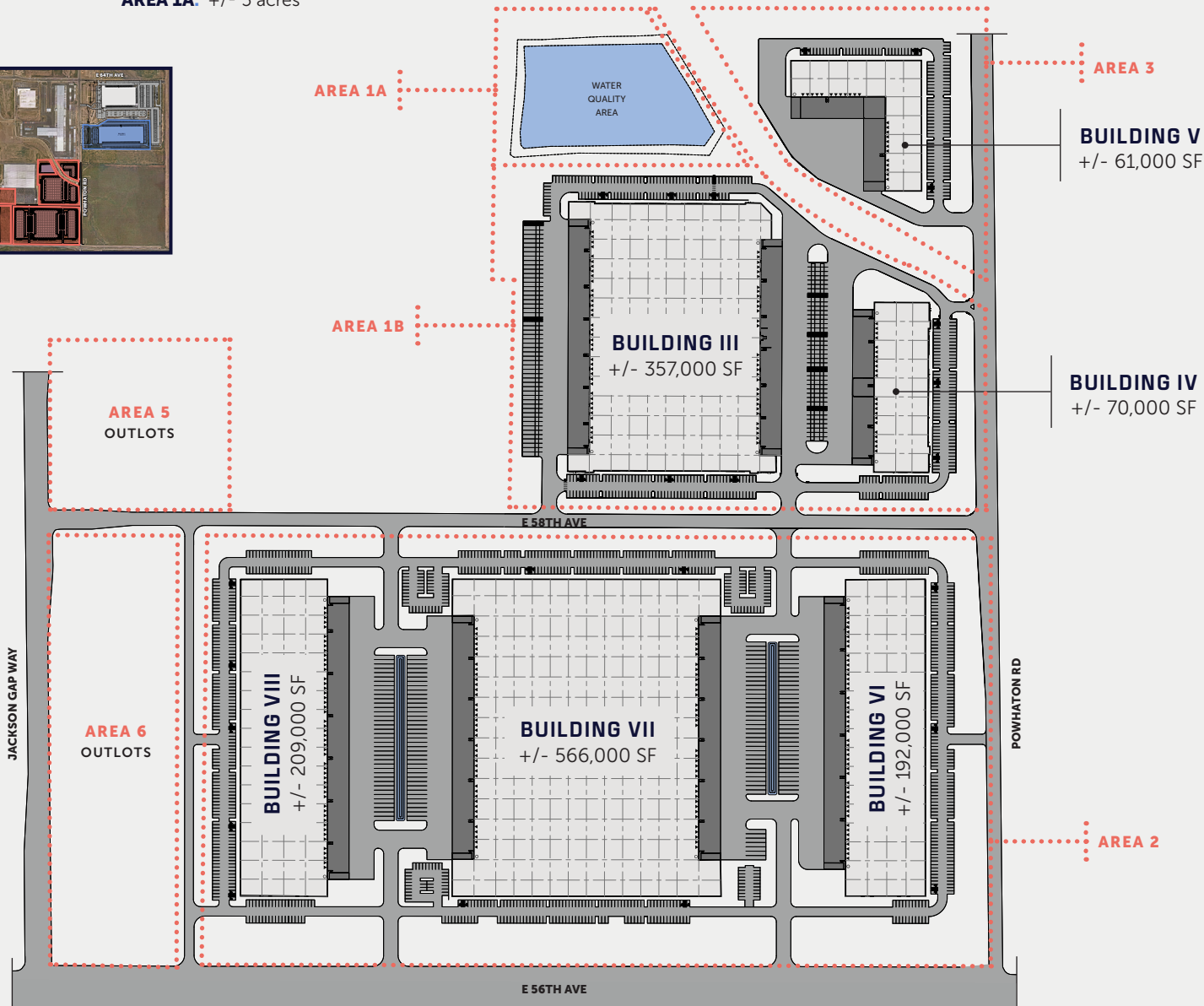
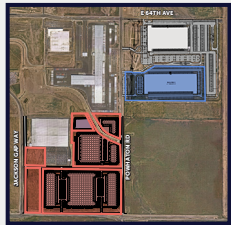
AREA 3 BUILDING V: +/- 6 acres

AREA 2 BUILDING VI: +/- 14 acres

AREA 2 BUILDING VII: +/- 29 acres

AREA 2 BUILDING VIII: +/- 14 acres

AREA 1A: +/- 5 acres



Available for
Build-to-Suit or
User Sales

WATER & SEWER

City of Aurora

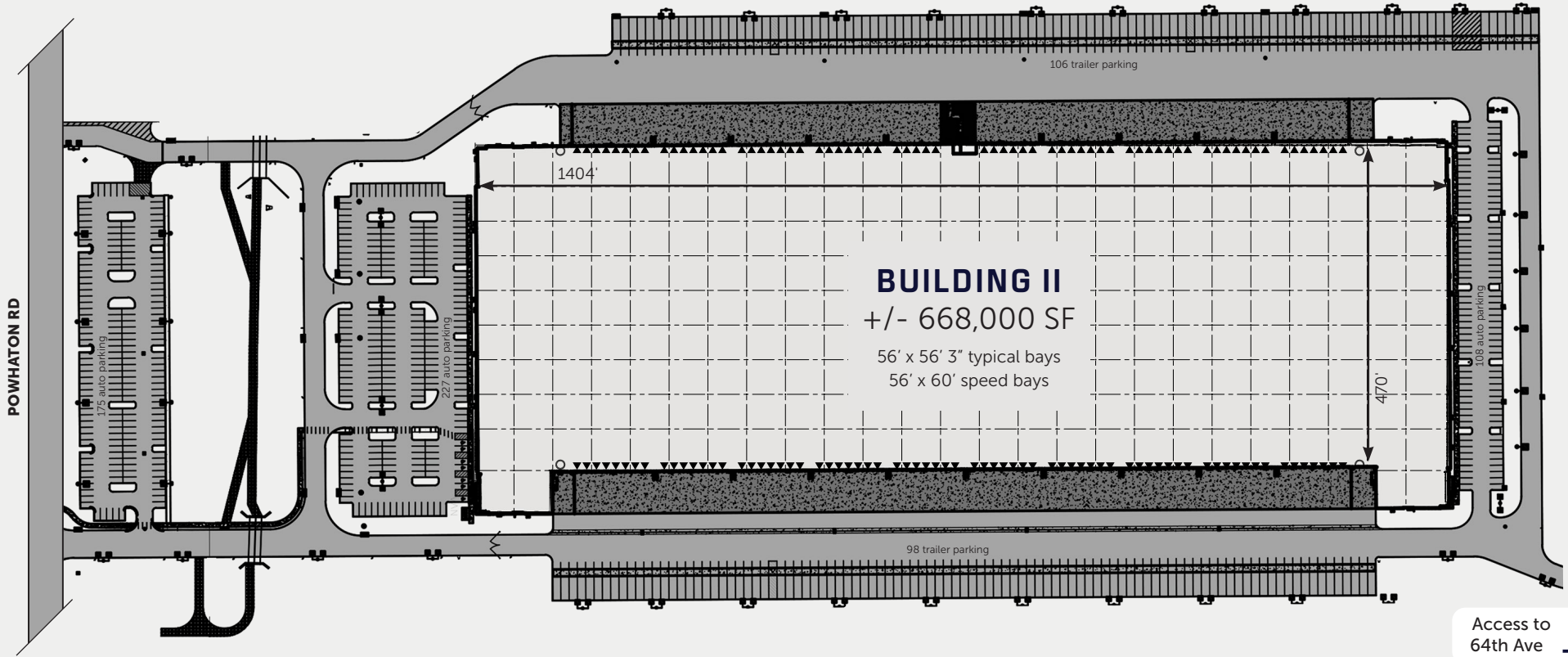
ELECTRIC & GAS

Xcel Energy

DATA

CenturyLink, Comcast & Lumen

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**



+/- 668,000 SF

Building pad ready

40' clear height

510 auto parking

204 trailer parking

139 docks

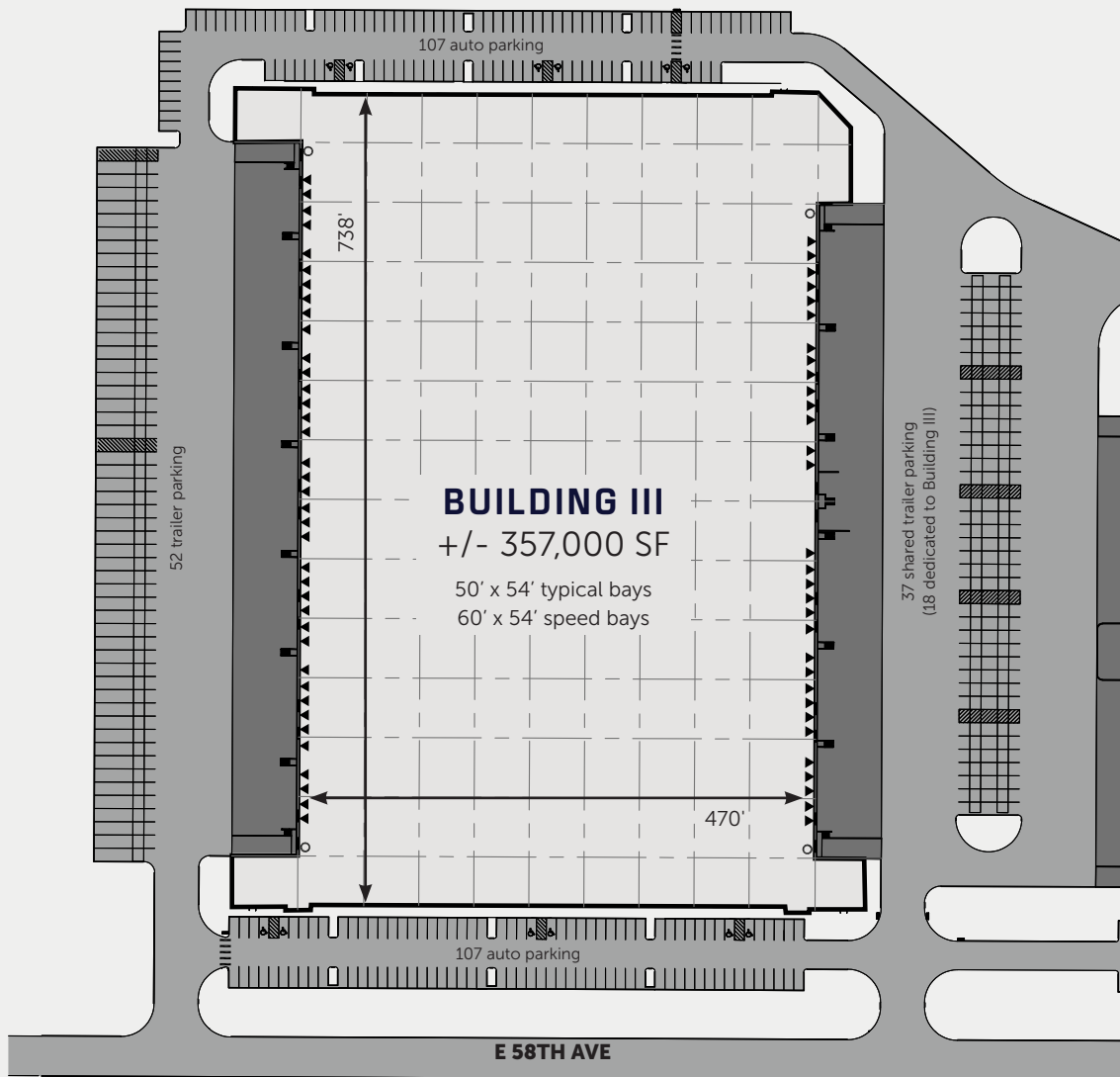
4 drive-in doors

8" thick unreinforced slab

4,000-amp services

APRIL 2022: Pad Complete

SEEKING LEED® CERTIFICATION

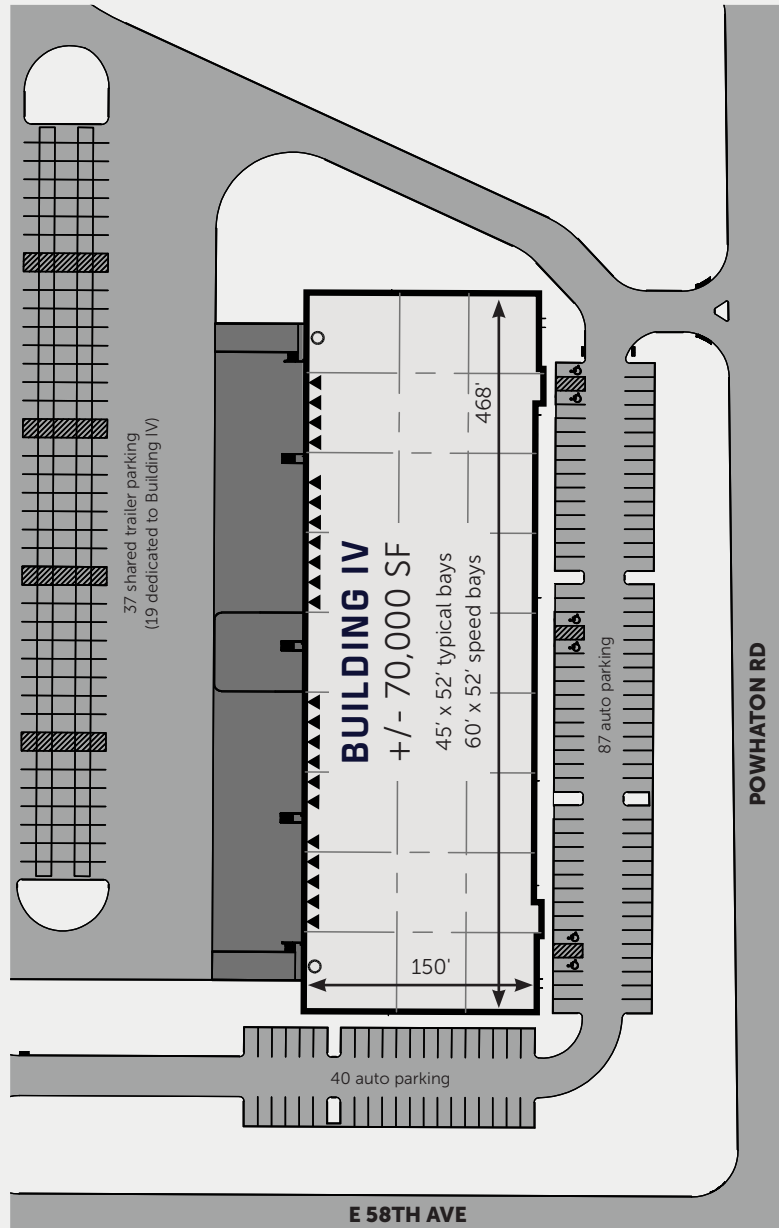


+/- 357,000 SF









- 150,000 SF min. divisibility
- 214 auto parking
- 70 trailer parking
- 40' clear height
- 68 docks
- 4 drive-in doors
- 8" thick unreinforced concrete slab
- 4,000-amp 480/277v power service

Q2 2024
 Site Plan Approval

SEEKING LEED® CERTIFICATION



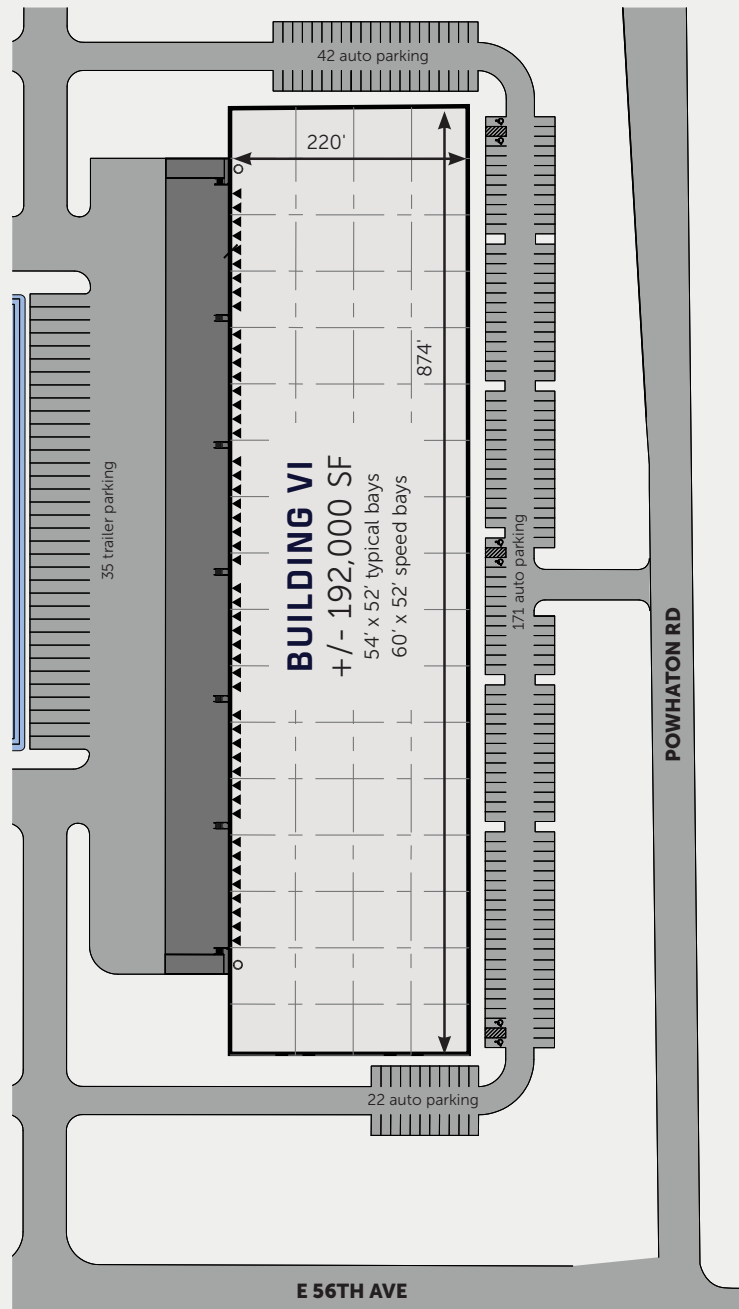
+/- 70,000 SF

-  20,000 SF min. divisibility
-  127 auto parking
-  19 trailer parking
-  32' clear height
-  22 docks
-  2 drive-in doors
-  7" thick unreinforced concrete slab
-  1,000-amp 480/277v power service; expandable upon client needs









Q2 2024

Site Plan Approval

SEEKING LEED® CERTIFICATION



+/- 192,000 SF

-  30,000 SF min. divisibility
-  235 auto parking
-  35 trailer parking
-  32' clear height
-  49 docks
-  2 drive-in doors
-  7" thick unreinforced concrete slab
-  2,000-amp 480/277v power service; expandable upon client needs

Q4 2024

Site Plan Approval

SEEKING LEED® CERTIFICATION

A

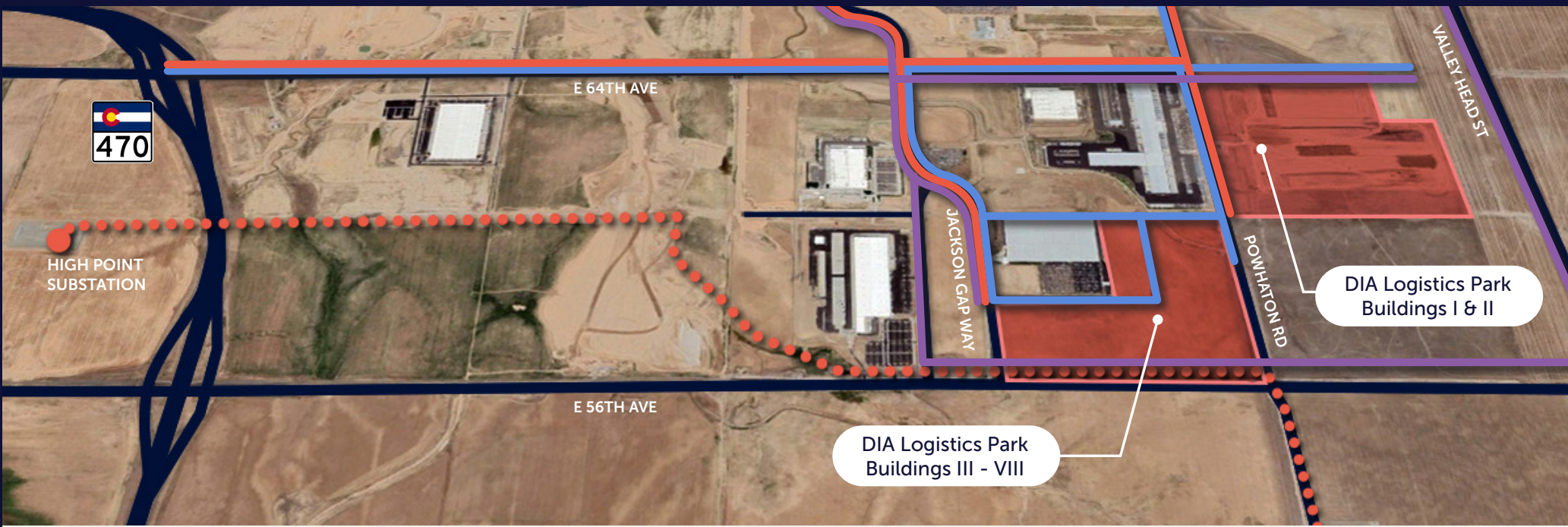
ACCESS & LABOR

DIA Logistics Park is a Class A industrial and logistics park comprised of **eight buildings across 209 acres**. Strategically located within and adjacent to the PORTEOS industrial development, sites are just **2.25 miles from both the Denver International Airport and E470 interchange**.

- Located in Aurora, Colorado, **Airport Submarket of Denver**
- **2.3 miles to Denver International Airport & E470**
- 17 miles to downtown Denver
- Airport District zoning (allows industrial use)
- Ideal configuration for bulk distribution and local and regional distribution
- **Located in three economic benefit zones:** Federal Opportunity Zone, Adams County Enterprise Zone & Limon Foreign Trade Zone
- 600,000 population in 15-mile area
- **All buildings seeking LEED® Certification**

Infrastructure & utilities in place for all building sites.





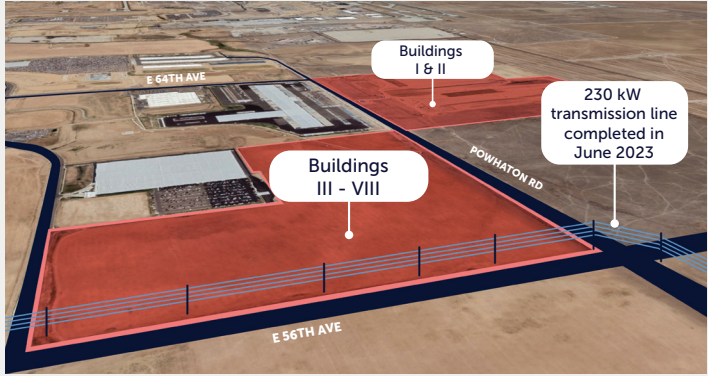
A

SITE UTILITIES



LEGEND

- Electric (Distribution)
- Water
- Electric (Transmission)
- Fiber



ELECTRICAL & WATER OVERVIEW

	DIA Logistics Park II	DIA Logistics Park III - VIII
Current Project Status:	Pad Ready	Entitlements
Building Size:	668,000 sf	± 1,400,000 sf
Site Acreage:	± 44 acres	± 91 acres
Electric Provider:	Xcel Energy	Xcel Energy
Current Power to Site:	13.2 kV with 6,000A at 480V, 3-phase	TBD
Normal Distribution Service Available:	up to 15 MW	up to 15 MW
Future Transmission Service Available:	From 15 MW up to 200+ MW	
Substation Source:	Piccadilly / High Point	High Point
Water Provider:	Aurora Water	Aurora Water
Current Water Availability:	1,200 GPD/acre (85,000 GPD)	1,200 GPD/acre (130,000 GPD)
Future Water Availability:	Up to 300,000 GPD total through Aurora Water and higher in partnership with Denver Water	

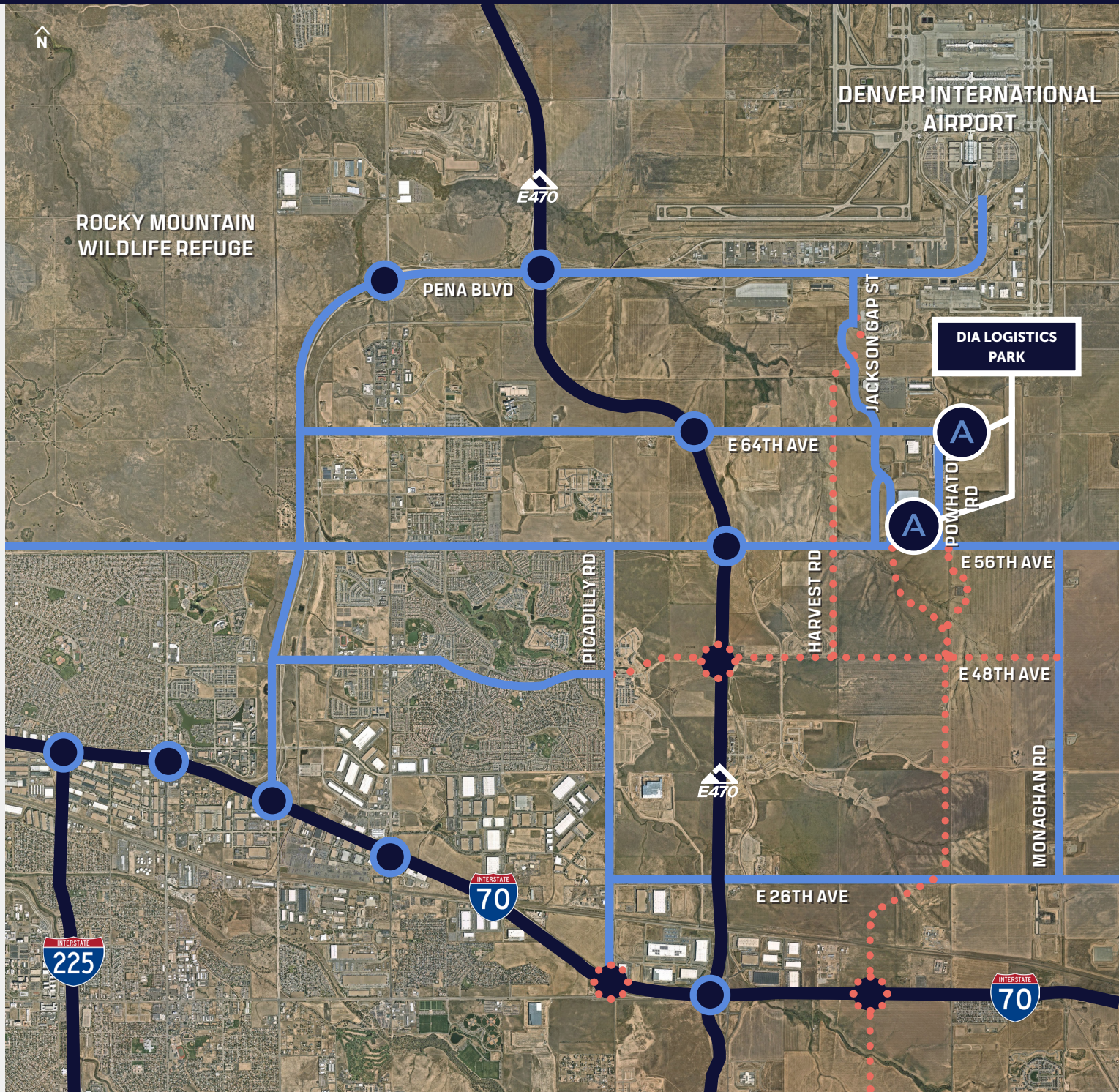


ROADWAYS

NEARBY INTERCHANGES

- 2.2 miles to Pena Blvd
- 2 miles to E470 & 56th
- 2.3 miles to E470 & 64th
- 6 miles to E470 & I-70
- 7 miles to I-70 & I-225
- 15 miles to I-70 & I-25

- Existing roadways
- Future roadway
- Future interchange





DIA Logistics Park

DIALOGISTICSPARK.COM
AMBROSEPG.COM/PROPERTIES

CARMON HICKS, SIOR
 Senior Managing Director, JLL
 carmon.hicks@am.jll.com | 303.217.7975

PAT WALSH
 SVP, Development, Ambrose
 pwalsh@ambrosepg.com | 317.258.9561

JASON WHITE
 Managing Director, JLL
 jason.white@am.jll.com | 303.390.5200