

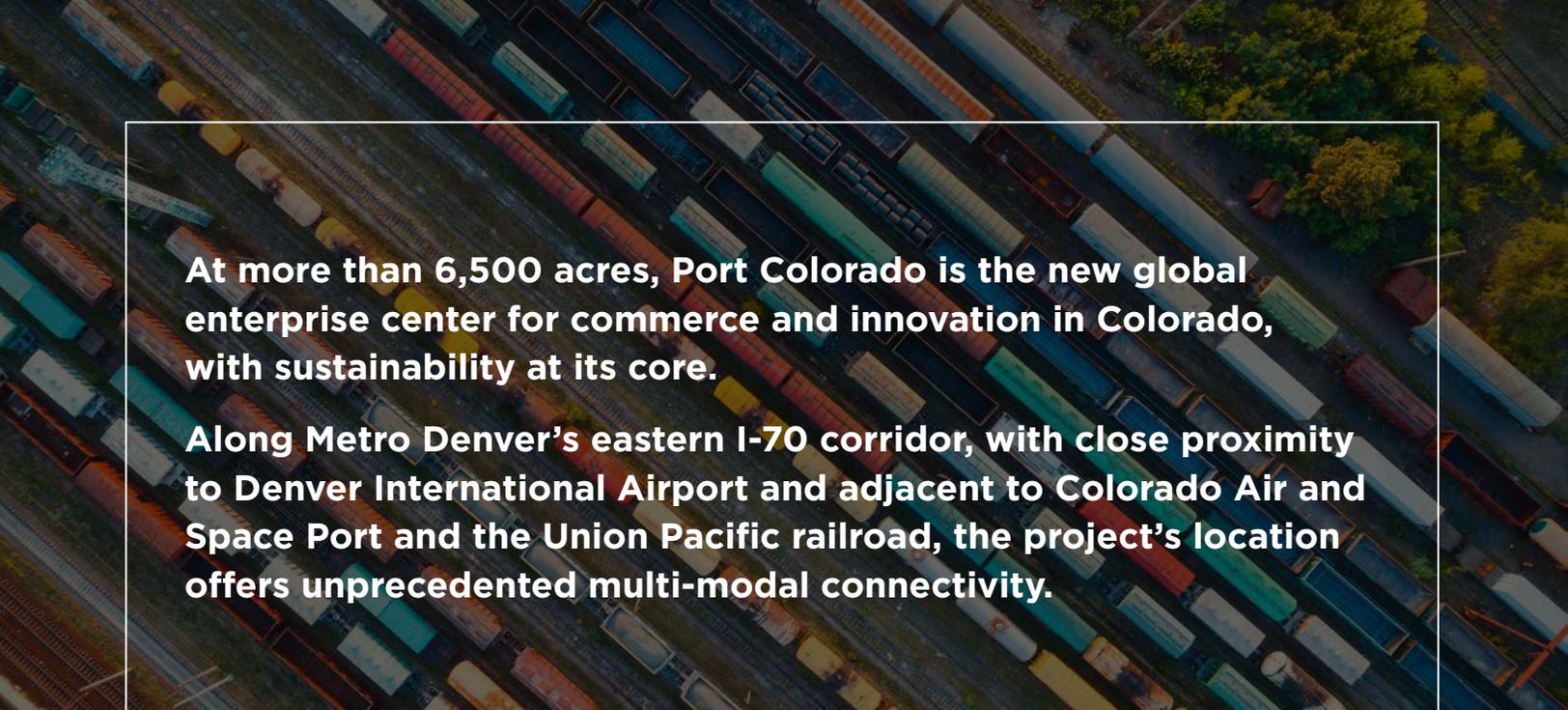
**6,500 ACRE MASTER-PLANNED LOGISTICS,
INTERMODAL AND TECHNOLOGY PARK
AURORA, COLORADO**



- Sites for Sale or Build-to-Suit
- 2.2 Million Square Feet of Permit-Ready Buildings in Phase I
- Near Denver International Airport (DEN) and Adjacent to Colorado Air and Space Port (CASP)
- Adjacent to Union Pacific Mainline

YOUR INLAND PORT TO THE ROCKIES





At more than 6,500 acres, Port Colorado is the new global enterprise center for commerce and innovation in Colorado, with sustainability at its core.

Along Metro Denver's eastern I-70 corridor, with close proximity to Denver International Airport and adjacent to Colorado Air and Space Port and the Union Pacific railroad, the project's location offers unprecedented multi-modal connectivity.

FEATURES

- Largest master-planned rail-served industrial park in the Denver Metro region
- Four (4) permit-ready industrial buildings totalling 2.2 MSF available for sale or lease
- Ability to scale your business rapidly, sustainably and with less risk and lower costs to distribute
- Newly constructed 3.5 miles of roadway
- Construction ready sites
- Xcel Energy Mega certified site
- Access to several natural gas pipelines
- Easy access to major transportation routes: I-70, E-470, I-76, I-225, I-25 and U.S. 40 (Colfax), via multiple diamond interchanges, no toll roads
- Readily available robust Dark and Lit fiber from Zayo, AT&T, Estech, Windstorm, Century Link, and Verizon
- Economic incentives from Aurora, Adams County & State of Colorado, located in Foreign Trade Zone 293
- Close proximity to Denver International Airport, ranked as No. 3 in the US and No. 9 in the World
- Contiguous to Colorado Air & Space Port (One of only 12 space port designated airports in US)
- Port Colorado Mill Levy is significantly lower than all other competing projects, saving on Gross Rent
- State of the Art features, including 5G connectivity, on-site visitor center, and planned conference/amenity center



DENVER INTERNATIONAL AIRPORT

Port Colorado **PROPERTIES**

Existing/Expandable Interchange

Proposed Future Interchange

NORTH INDUSTRIAL PARK

COLORADO AIR AND SPACE PORT

E. 48TH AVENUE

DATA | TECH AERO PARK

IMBODEN RD

QUAIL RUN RD

PHASE 1

INDUSTRIAL/ LOGISTICS

INDUSTRIAL/ MANUFACTURING

E. 32ND AVENUE

"THROUGH THE FENCE" AGREEMENT

EAST INDUSTRIAL PARK

PLANNED TRANSLOAD FACILITY



E GOLFAX AVENUE

36



MIXED USE



WATKINS RD

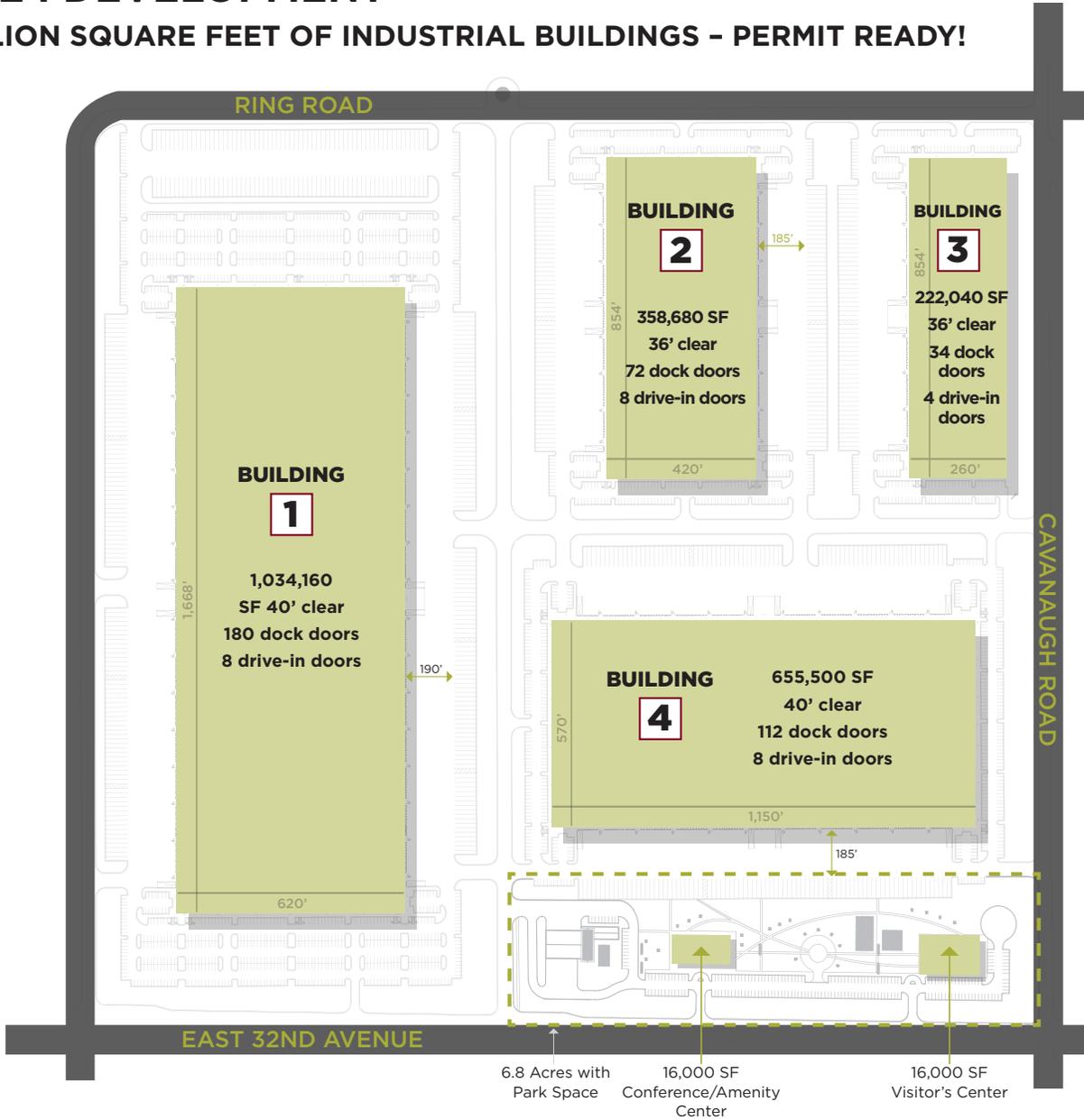
QUAIL RUN RD

MANILA RD

SCHUMAKER RD

PHASE I DEVELOPMENT

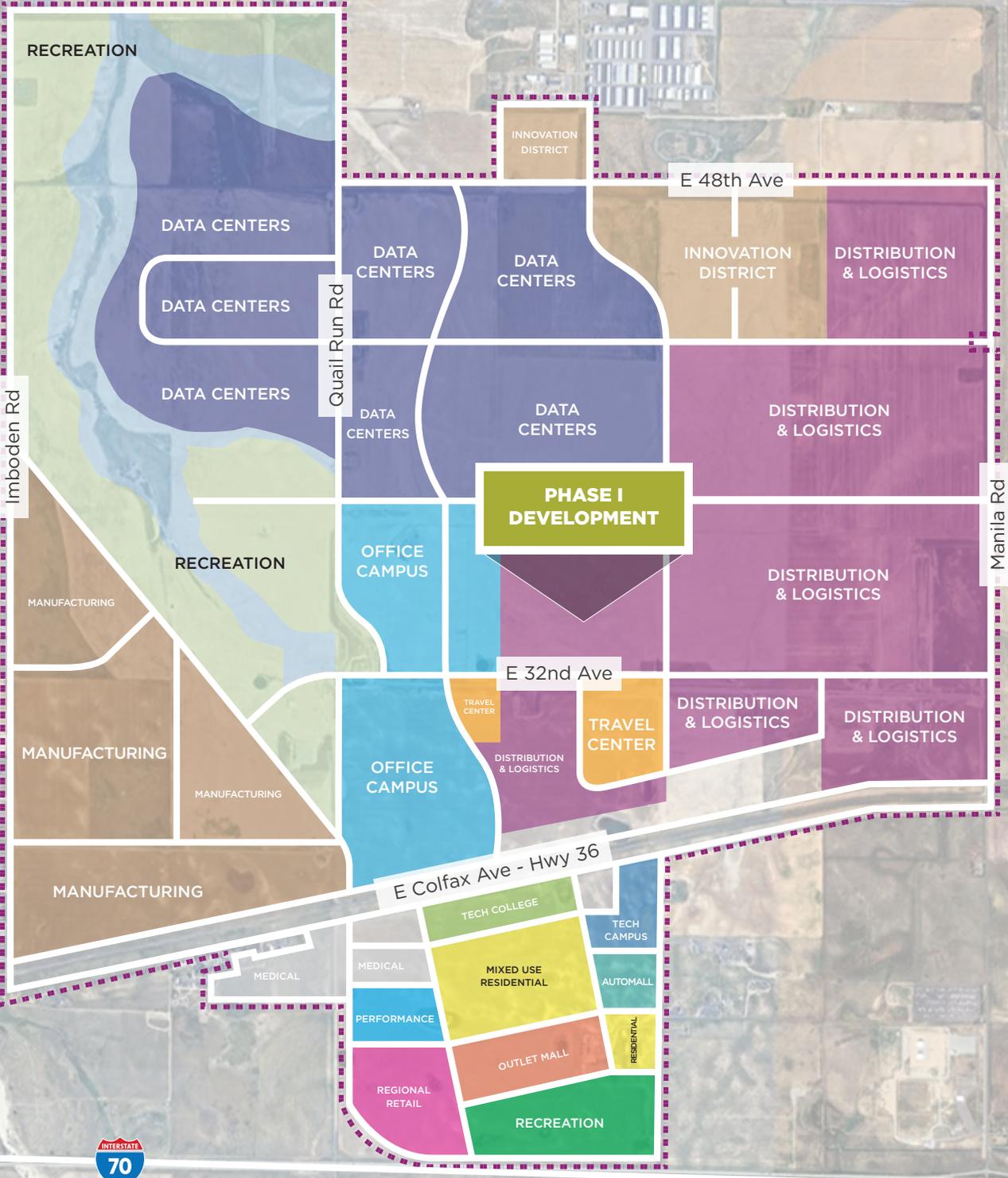
2.2 MILLION SQUARE FEET OF INDUSTRIAL BUILDINGS - PERMIT READY!



Project Specifications (planned)

Size	222,040 - 1,034,160 SF	Zoning	PUD
Clear Height	36'- 40'	Dock Doors	34 - 180 Per Building
Power	Certified Xcel Megawatt	Drive-in Doors	4 - 8 Per Building
Slab Thickness	8"	Column Spacing	50' x 56' (Buildings 1, 2 and 3)
Trailer Parking	656 Stalls		56' x 56'-3" (Building 4)
Car Parking	2,202 Stalls	City/County	Aurora / Adams

PLANNED LAND USES



DRIVE TIMES

2 Minutes
Interstate 70

4 Minutes
Interstate E-470

12 Minutes
Denver International Airport

28 Minutes
Downtown Denver



DENVER INTERNATIONAL AIRPORT

PEÑA BOULEVARD

GAYLORD HOTEL

PAINTED PRAIRIE

AVALON

HIGH POINT

PORTEOS

SUMMIT DEV.

GREEN VALLEY RANCH

SUN EMPIRE

SUMMIT DEV.

WINDLER

SAGEBRUSH



AURORA HIGHLANDS

AEROTROPOLIS LOGISTICS

PROPERTY RESERVE

CLARION GATEWAY



MAJESTIC COMMERCENTER

KINGS CROSSING

FACC

AERO 70

PROPERTY RESERVE

CHERRY CREEK DEV.

E COLFAX AVENUE

PROLOGIS

PROLOGIS

STAFFORD LOGISTICS

HORIZON UPTOWN



CROSS CREEK

TRADITIONS

ADONEA

SUN MEADOWS

SKY RANCH

40,000+

Residential units planned/completed

Commercial/Business Park



MURPHY CREEK

EASTERN HILLS

HARMONY SANDY CREEK

- Existing/Expandable Interchange
- Proposed Future Interchange

CORPORATE NEIGHBORS



PROPERTY RESERVE

COLORADO AIR AND SPACE PORT

 Port Colorado

AURORA CAMPUS FOR RENEWABLE ENERGY

E COLFAX AVENUE

SKY VIEW

MUEGGE FARMS

BENNETT CROSSING



PROSPER FARMS

WATKINS RD

QUAIL RN RD

MANILA RD

SCHUMAKER RD

EEA FDP



