

PROJECT HIGHLIGHTS

1,090-acre rail serviced park with on-site trans-load facility, located within Port Colorado's 6,500 acre master planned development

Wide range of site configurations/sizes available for lease or purchase (Build-to-Suit options available)

New roads, infrastructure and utilities to lot boundary

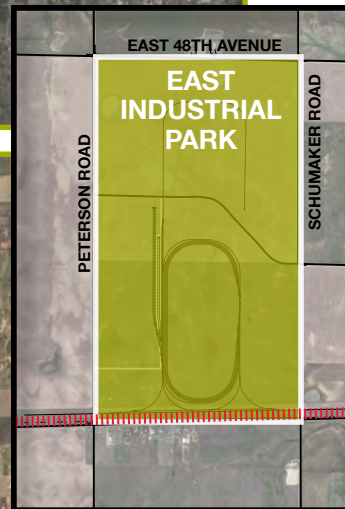
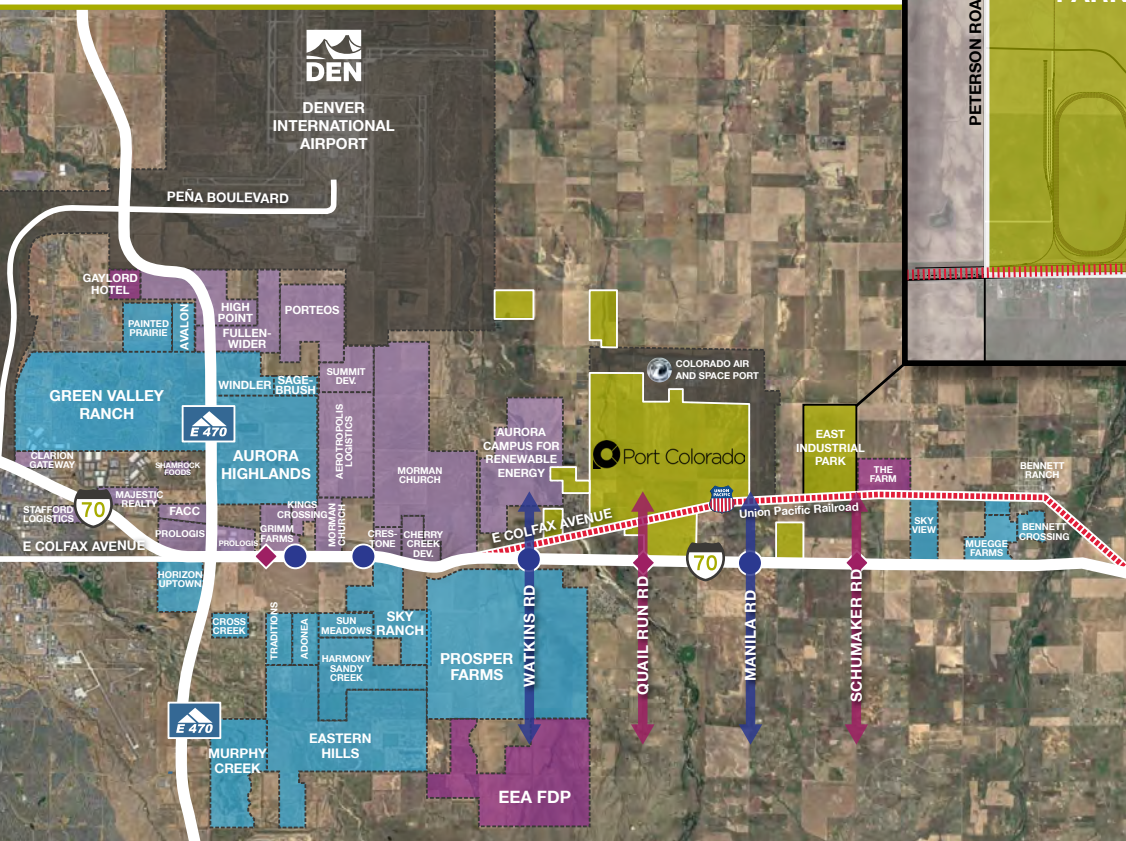
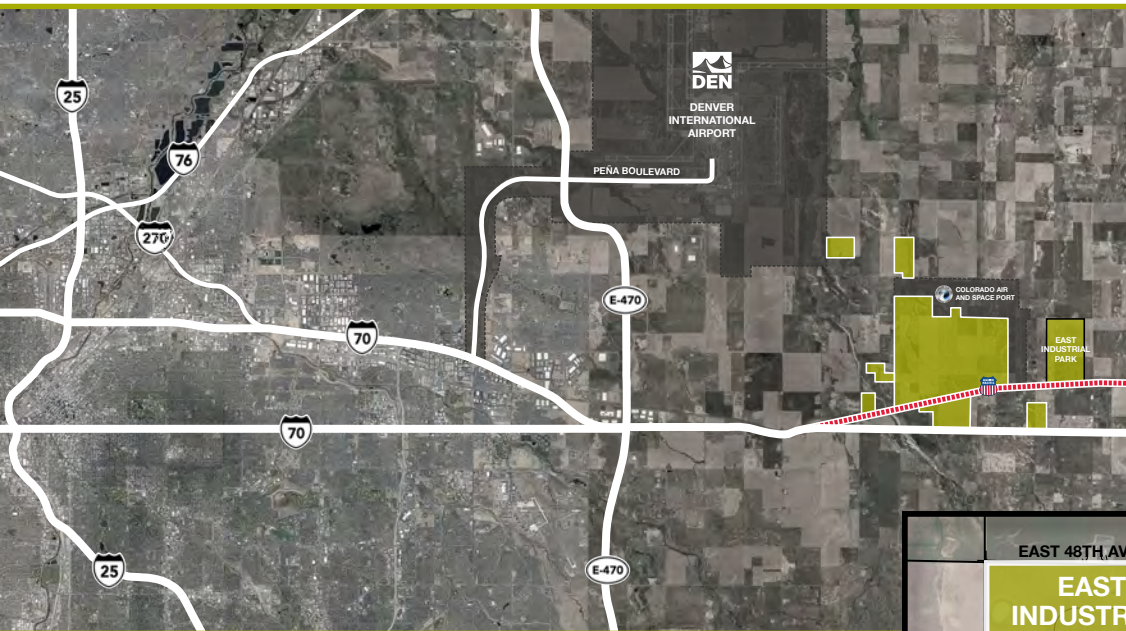
Customizable local rail service, with ability to provide up to seven days per week of service and potential for multiple switches per day

Single ownership and experienced development team

Local industrial park railroad interchanging with the Union Pacific Railroad (UP)

Proximity to major highways: I-70, US 40 (Colfax), I-25, E-470, US 85 and US 76

www.portcolorado.com



Under Construction Q1 2023:

Manifest interchange yard and 30-acre trans-load facility

Versatile

Broad range of uses provided by I-2 industrial zoning; including outside storage and generous structure heights permitted

Services

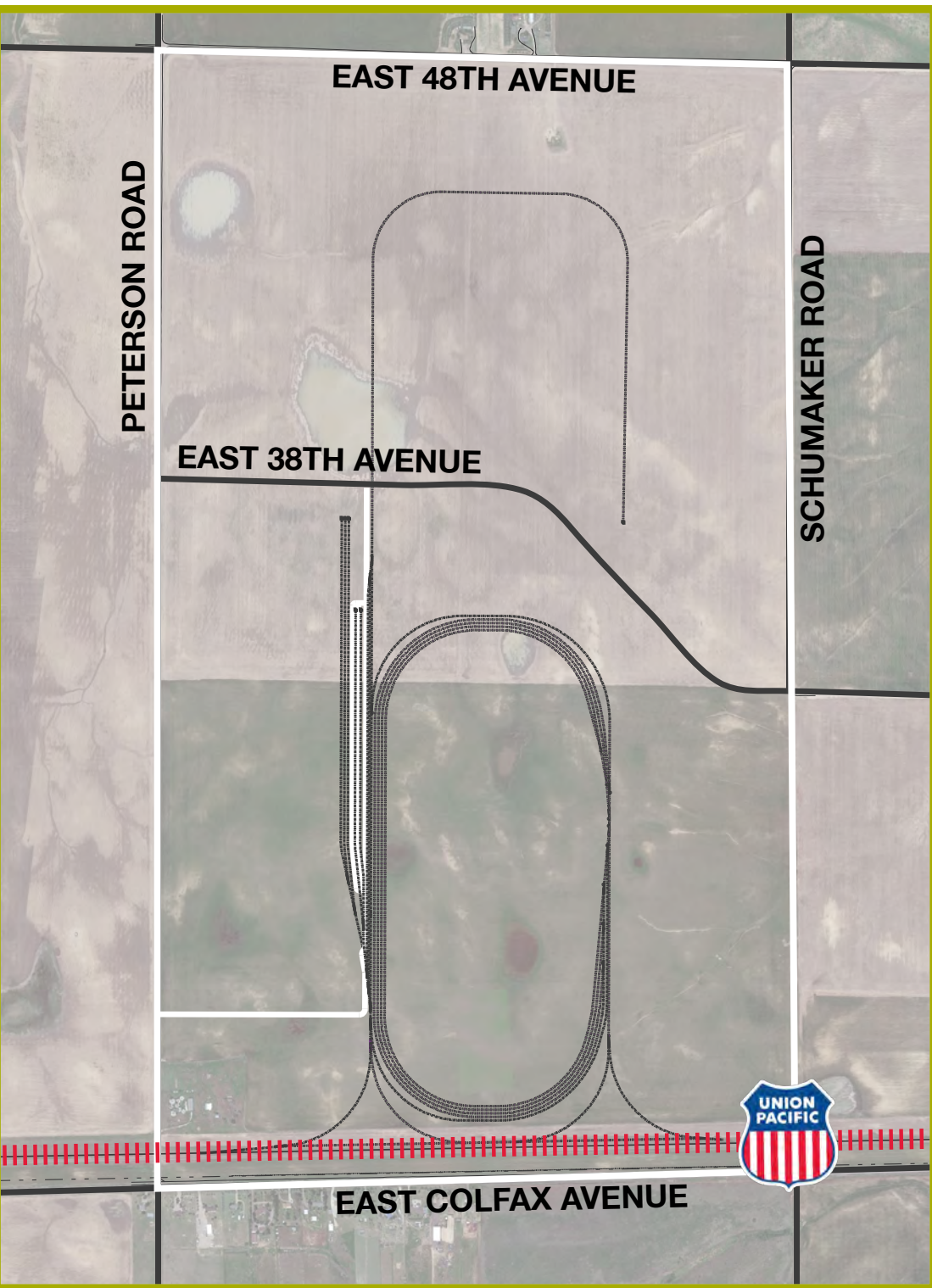
Site planning, engineering and track design services available

Capabilities

Manifest and unit train interchange capabilities

Incentives

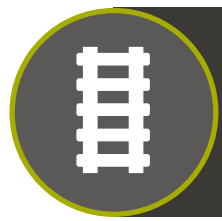
Foreign Trade Zone and state and municipal incentives available



EAST INDUSTRIAL PARK DETAILS



Union Pacific Railroad connects to all Class One Railroads providing access and connectivity across all of North America (U.S., Canada and Mexico)



Port Colorado is a Union Pacific Railroad "Focus Site"



Port Colorado is an Xcel Energy Certified "Mega Site"



Freight rail has a 75% more efficient carbon footprint than trucking, with one train also taking several hundred trucks off of Colorado's congested highways, resulting in a cleaner safer environment

Port Colorado



For additional information:

Tyler Reed, SIOR

tyler.reed@streamrealty.com

303.957.5319

Peter Beugg, SIOR

peter.beugg@streamrealty.com

303.957.5320

Stream Realty Partners – Denver L.P.


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www.portcolorado.com