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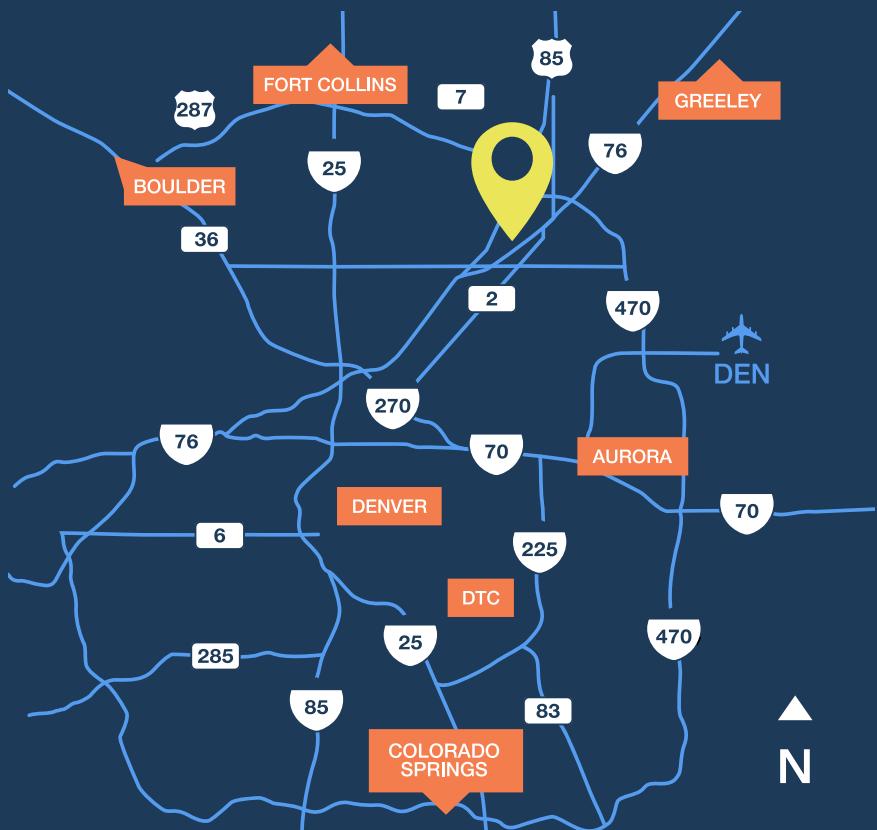
Connecting Industry to the Heart of Colorado

Build-to-Suits for Lease or Sale / Up to 600,000 SF Class A Industrial



Advantages that Drive **BUSINESS GROWTH**

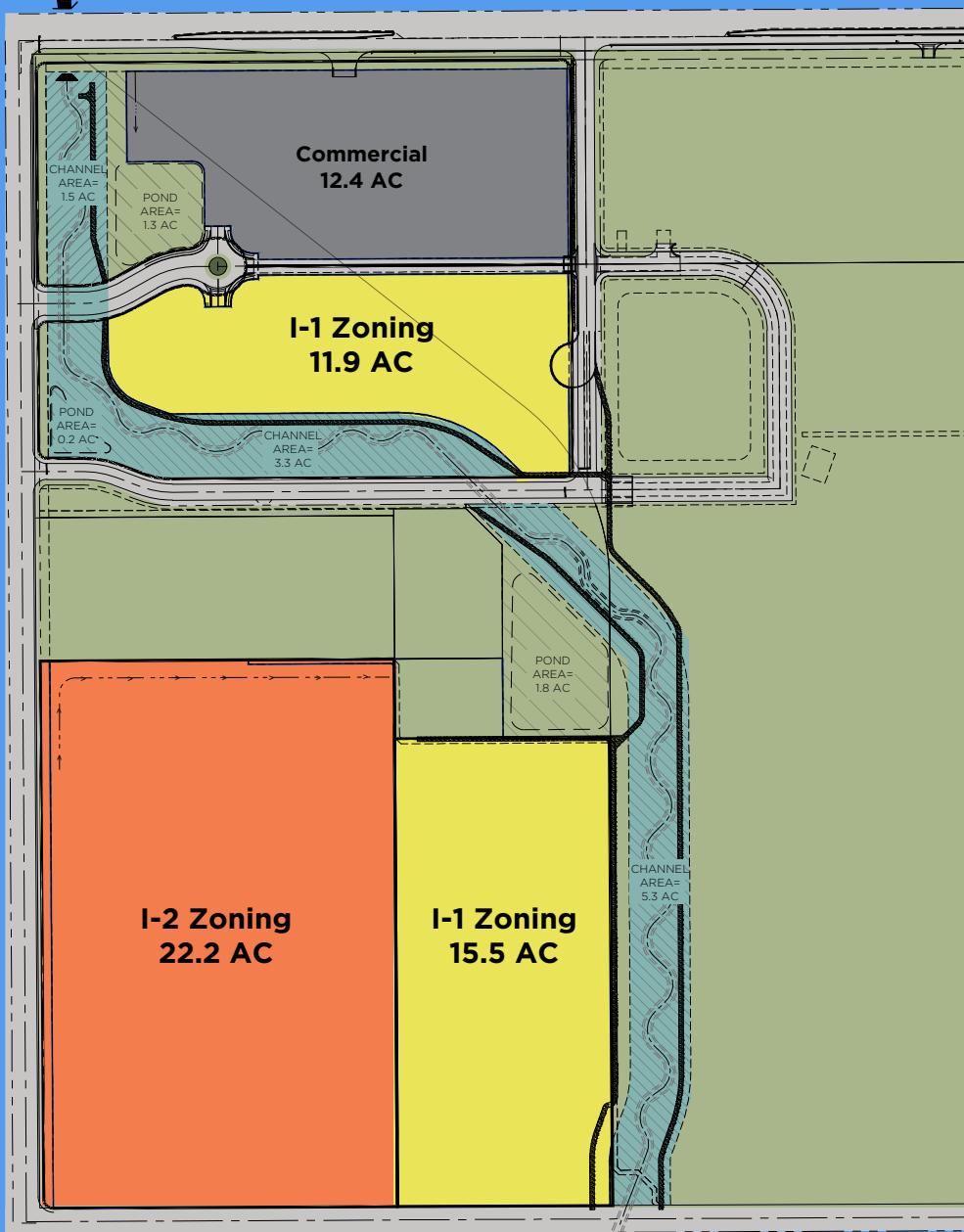
At Momentum Logistics Center, you don't have to sacrifice access, location, or value - it's all here. This rare build-to-suit opportunity along the I-76 corridor offers a strategic inner-ring location with excellent proximity to Denver's central core, easy highway access, and flexible zoning - without an associated premium in occupancy costs.



Opportunity Highlights:

- UP TO 62 ACRES (DIVISIBLE TO ± 3 ACRES)
- VARIOUS SITE CONFIGURATIONS AND BUILD-TO-SUIT OPPORTUNITIES AVAILABLE
- LAND SALE OPPORTUNITY
- WATER FOR DEVELOPMENT IN PLACE
- FLEXIBLE ZONING
- ACCESS TO A STRONG, GROWING LABOR BASE
- INDUSTRIAL, DISTRIBUTION, OUTSIDE STORAGE, OR COLD STORAGE
- CENTRALLY LOCATED 15 MINUTES FROM I-70 AND I-25
- LOCATED JUST NORTH OF THE JUNCTION OF I-76 AND HWY 85

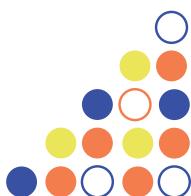
CONCEPTUAL SITE PLAN



This versatile site offers flexibility to build a variety of facility types: cold storage, bulk storage, rear-loaded small bays, or outside storage.

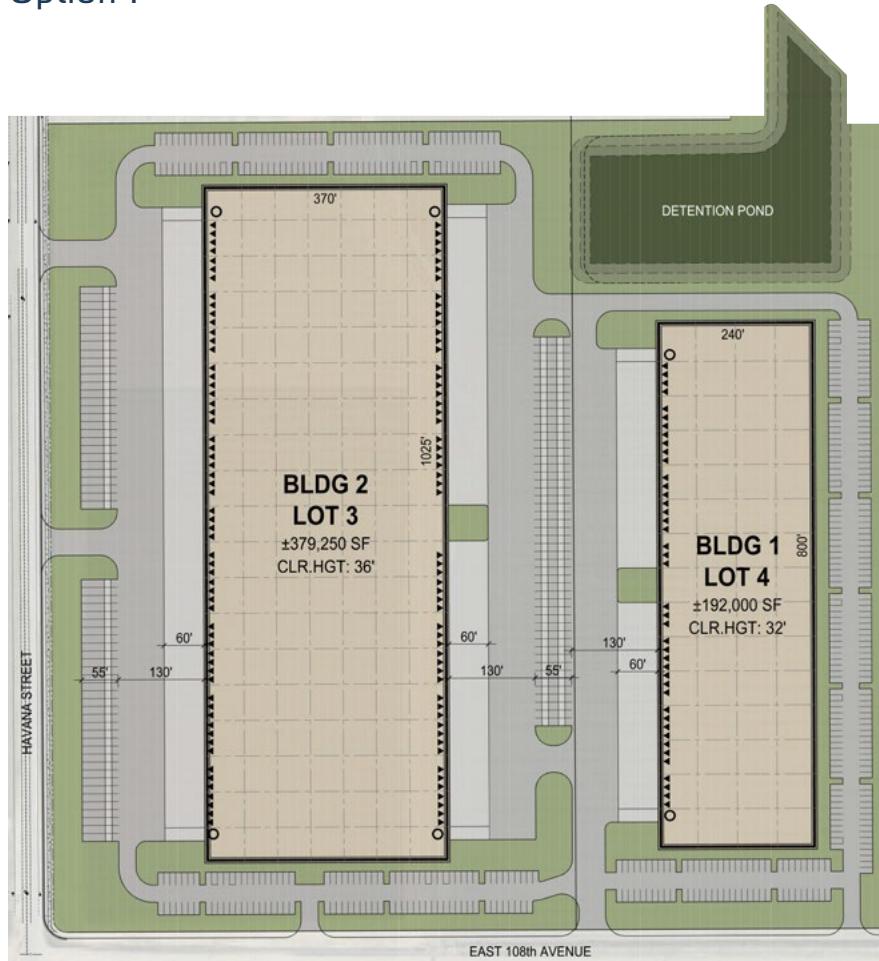
Site Advantages:

- Compelling value proposition with outstanding location for movement of freight and access to a growing industrial workforce
- Closer proximity to Denver's Central Core with superior access to freight corridors intersecting with I-80 at a tremendous value compared to surrounding submarkets
- Competitive property tax mill levy
- Located in Adams County Enterprise Zone and Limon Foreign Trade Zone
- Much closer to central core than Airport submarket developments

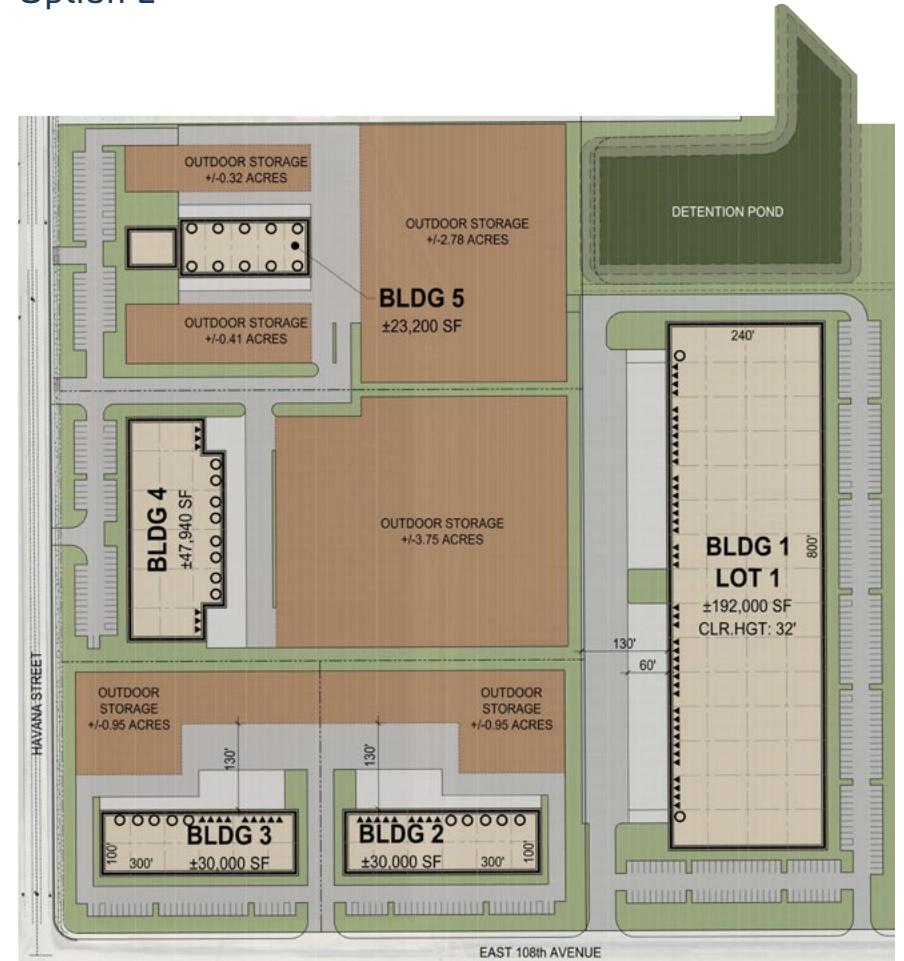


CONCEPTUAL SITE PLANS

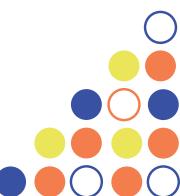
Option 1



Option 2



Other building configurations available, contact
C&W team for more information.



Why Momentum Logistics Center and I-76 CORRIDOR?

Locate your business here and enjoy logistical advantages with superior connectivity to freight corridors in all directions that service Metro Denver, the Front Range and regionally with shorter drive times, less traffic congestion, and easier access to I-25, I-70 and I-80.

DESTINATIONS:

Downtown Denver: 21 minutes (14 miles)
DEN: 23 minutes (15 miles)
Boulder: 37 minutes (31 miles)
Fort Collins: 1 hour (56 miles)
Colorado Springs: 1 hr 15 minutes (85 miles)

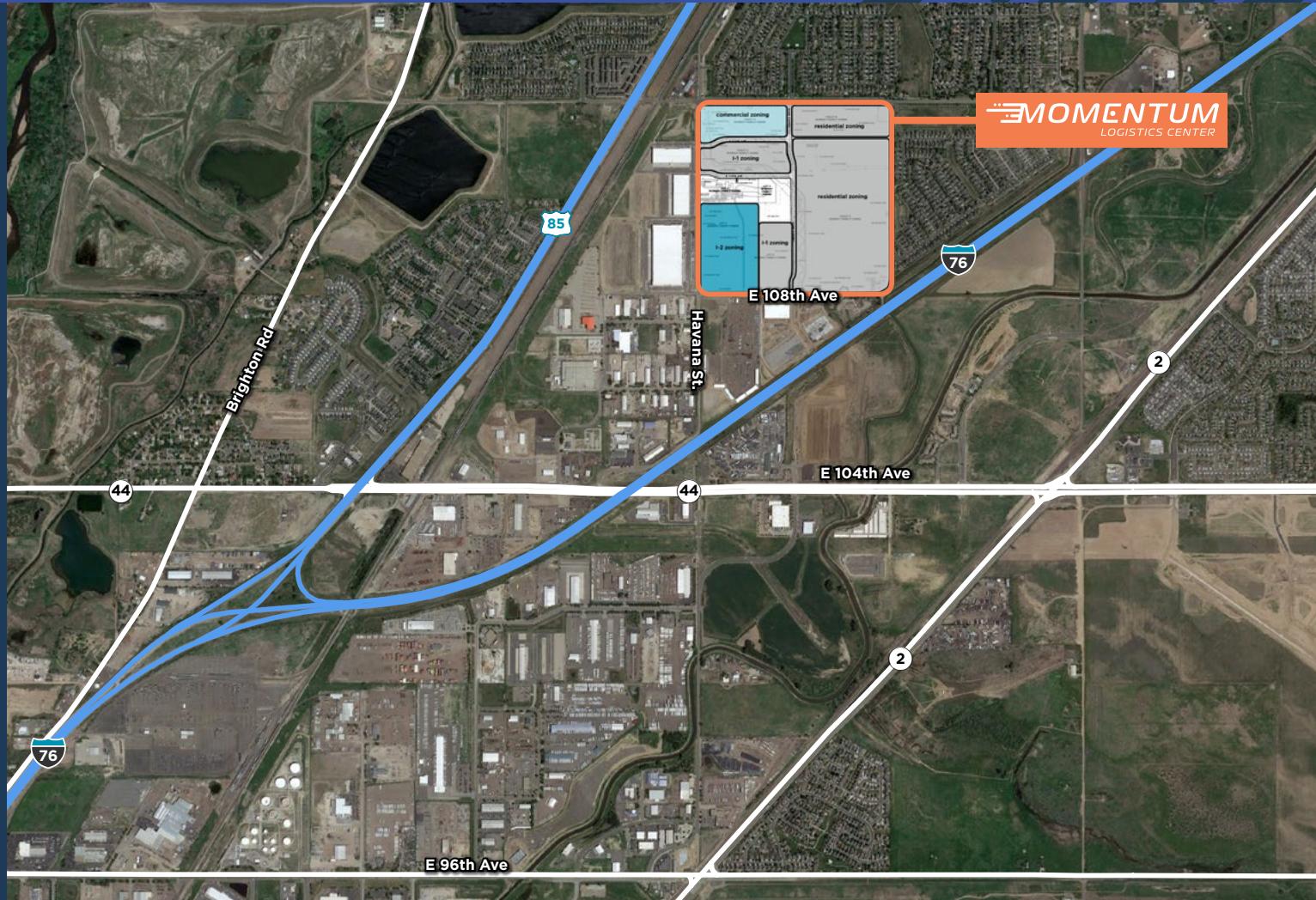
ACCESS:

I-25: 10 minutes (7 miles)
I-76: 7 minutes (4 miles)
Highway 85: 1 minute (0.5 mile)
E-470: 7 minutes (4 miles)
I-70: 18 minutes (16 miles)
I-25/I-80 junction: 1 hr, 20 minutes (92 miles)
I-76/I-80 junction: 2 hrs, 15 minutes (150 miles)

CLICK BELOW TO EXPLORE

LOCAL / REGIONAL
ACCESS & DRIVE TIMES

AMENITIES & INFRASTRUCTURE



Ready For ***MILE-HIGH GROWTH?***

When you're ready to grow and thrive, the talent you need will be here too. Be near a growing, skilled labor force – and offer them a workplace that's easily accessible and close to everything metro Denver has to offer.

Labor & Demographics

20 MILE RADIUS	MOMENTUM	NATIONAL AVG.
Annual Population Growth Rate	0.74%	0.25%
Local Households	898,002	196,775
Labor Force	1,070,212	152,056
Median Household Income	\$85,688	\$72,414
Median Age	34.5	38.9
Average Household Size	2.49	2.55
Median Home Value	\$446,271	\$374,078

Workforce Snapshot

\$37,856
AVG. SALARY

214,623

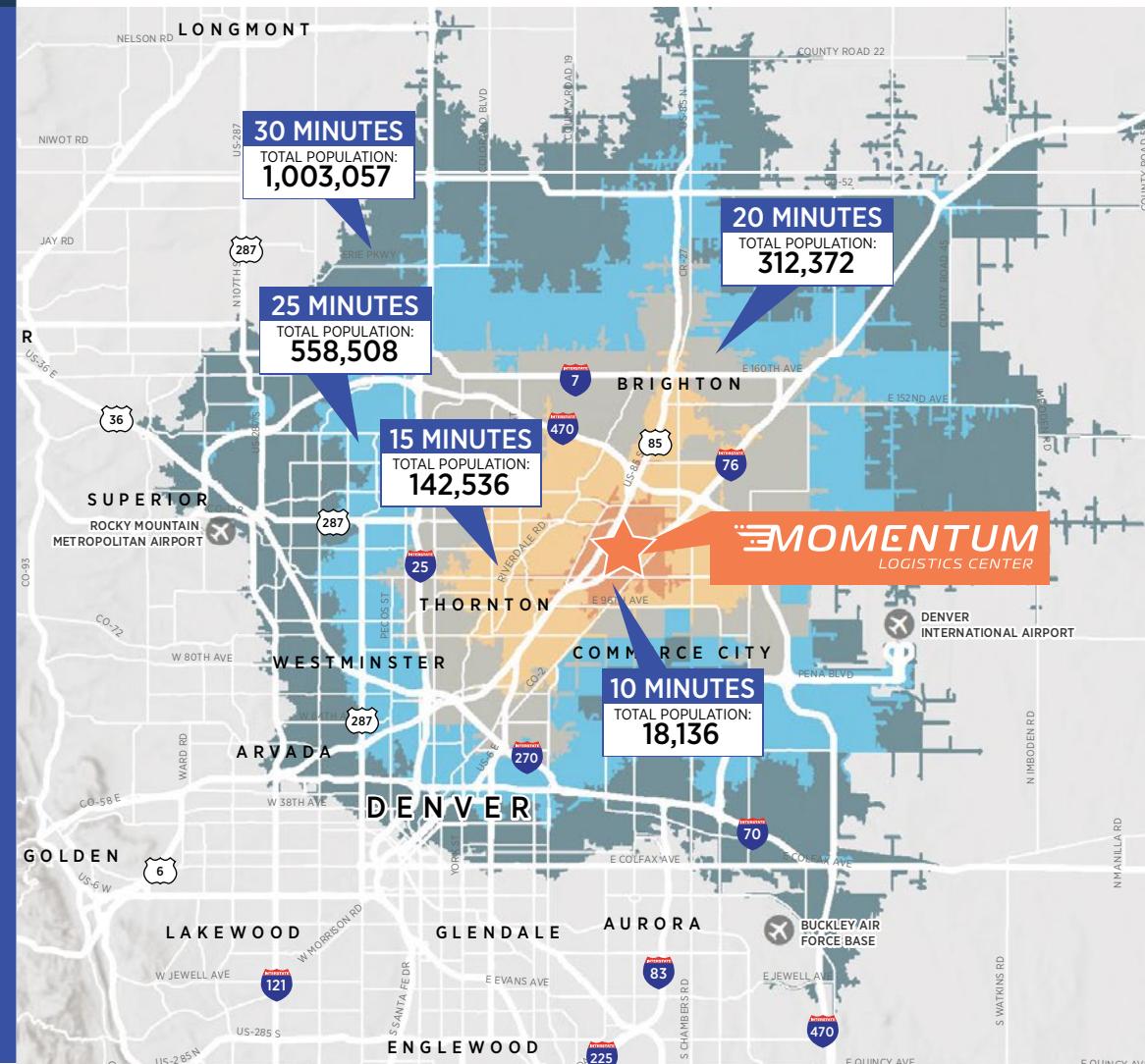
BLUE COLLAR EMPLOYMENT

1,526,034
LABOR FORCE

6.72%

UNEMPLOYMENT RATE

61,632 TRANSPORTATION & WAREHOUSE WORKERS





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ABOUT KARIS CAPITAL:

Karis Capital is a real estate development firm with a proficiency in forging relationships with tenants and brokers to cultivate projects with a meaningful story. We have a unique ability for developing high-quality industrial warehouses and distribution facilities across major U.S. Markets. We focus on Class A industrial development and core and value-add acquisitions in major markets across the country. Our team collectively has over eighty years of experience in site and asset selection, entitlement, construction, leasing, and disposition.



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