

# Your inland port to the Rockies

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2.2 million square feet in master-planned park

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Four state-of-the-art warehouse buildings

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Phase I beginning with 1 million-square-foot building

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Two existing interchanges off of I-70 with no tolls

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Two state of the art interchanges to be constructed

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First of its kind conference and amenity center

[www.portcolorado.com](http://www.portcolorado.com)



## Speed to market:

2.2 million SF of best in class spec warehouse – ideal for customization, flexibility, and quick move-in

### Master-planned park

state-of-the-art features, 5G connectivity throughout park, on-site visitor's center, and conference / amenity center

### Redundant, diverse fiber

readily available robust dark and lit fiber from Zayo, ESTech, AT&T, Windstream, CenturyLink and Verizon

### Unmatched access

via Ring Road, 40' wide queueing roads and multiple diamond interchanges, immediate I-70 access with no toll roads

### Economic incentives

Generous incentives available from City of Aurora and Adams County, located in Foreign Trade Zone 293



DENVER INTERNATIONAL AIRPORT



E 88TH AVENUE

NORTH BUSINESS PARK

E 56TH AVENUE

E 48TH AVENUE

COLORADO AIR AND SPACE PORT

IMBODEN RD

CAVANAUGH RD

MANILA RD

Solar Energy Farm

DATA | TECH AERO PARK

EAST INDUSTRIAL PARK

PORT COLORADO LOGISTICS DEDICATED SOLAR

SOUTHWEST INDUSTRIAL PARK

PHASE I

RAIL-SERVED INDUSTRIAL

"THROUGH THE FENCE" AGREEMENT

Union Pacific Railroad

E 32ND AVENUE

MIXED USE

E COLFAX AVENUE

WATKINS RD

QUAIL RUN RD

MANILA RD

SHUMAKER RD

70

70

CONFERENCE / AMENITY CENTER & VISITOR'S CENTER

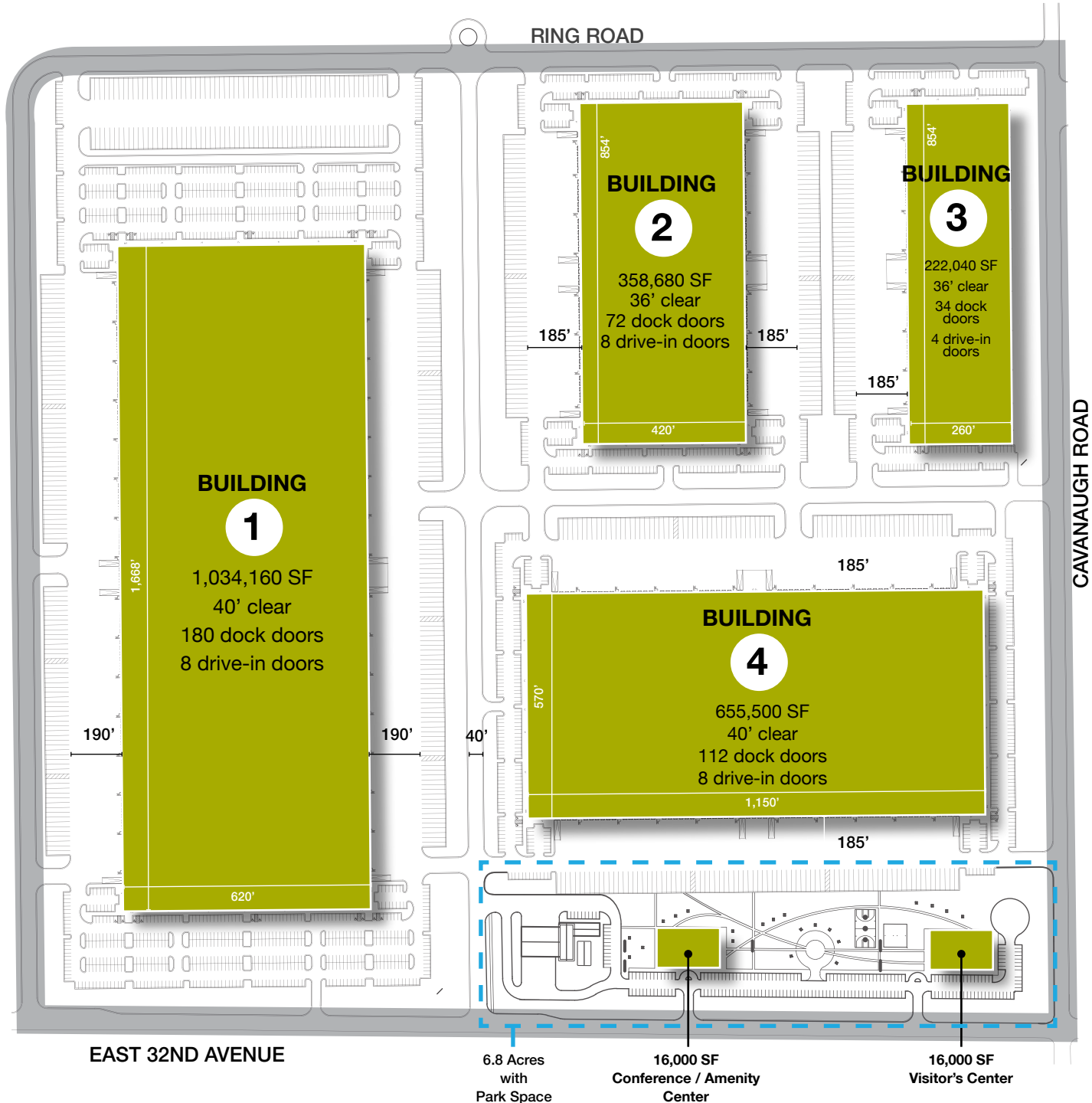
- Existing/Expandable Interchange
- Proposed Future Interchange



UNLIMITED OPPORTUNITY

## Project Specifications (planned)

<b>Size</b>	222,040–1,034,160 SF
<b>Clear Height</b>	36'–40'
<b>Power</b>	Certified Xcel megasite
<b>Slab Thickness</b>	8"
<b>Trailer Parking</b>	656 stalls
<b>Car Parking</b>	2,202 stalls
<b>Zoning</b>	PUD
<b>Dock Doors</b>	34–180 per building
<b>Drive-in Doors</b>	4–8 per building
<b>Column Spacing</b>	50' x 56' (typical <sup>(1,2,3)</sup> ) 56' x 56'-3" (typical <sup>(4)</sup> ) 60' speed bays
<b>City/County</b>	Aurora / Adams



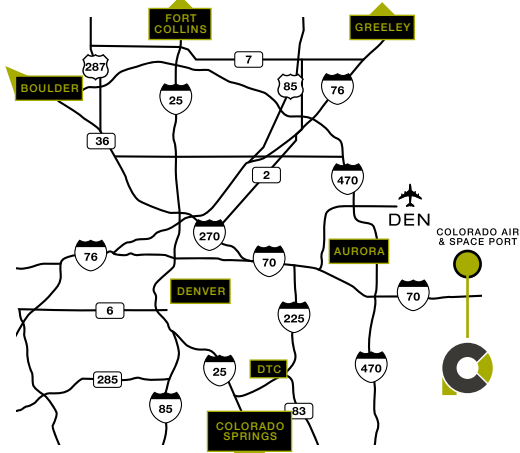
2.2 million square feet

of new industrial spec development on 160 acres planned for Phase I

121.54\*

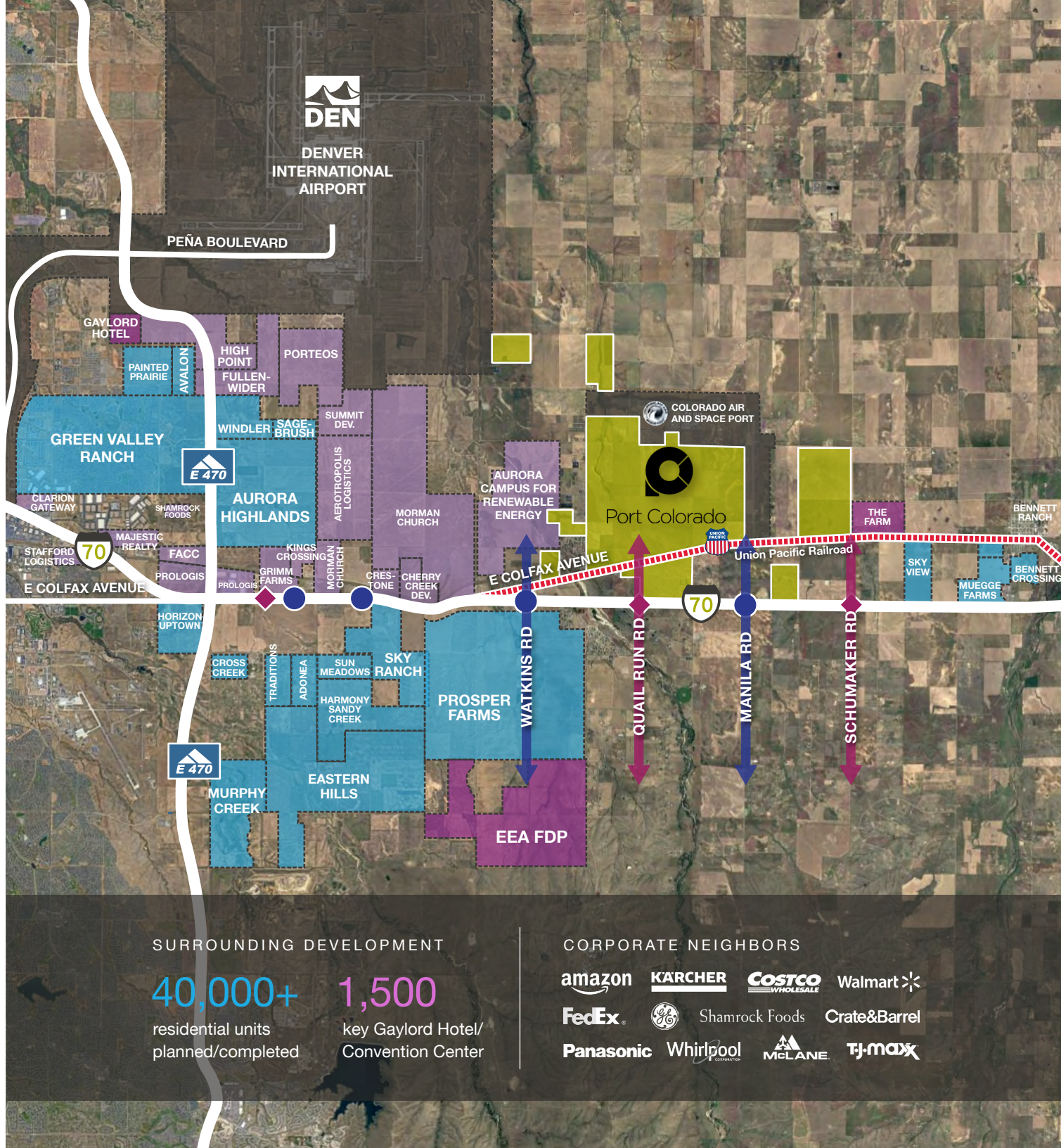
PORT COLORADO TOTAL MILL LEVY RATE

\*20-50% lower than other new construction = significant cost savings on gross rent



### DRIVE TIMES

- <2 minutes: Interstate 70 / CASP
- 9 minutes: Interstate E-470
- 10 minutes: Denver International Airport
- 25 minutes: Downtown Denver



### SURROUNDING DEVELOPMENT

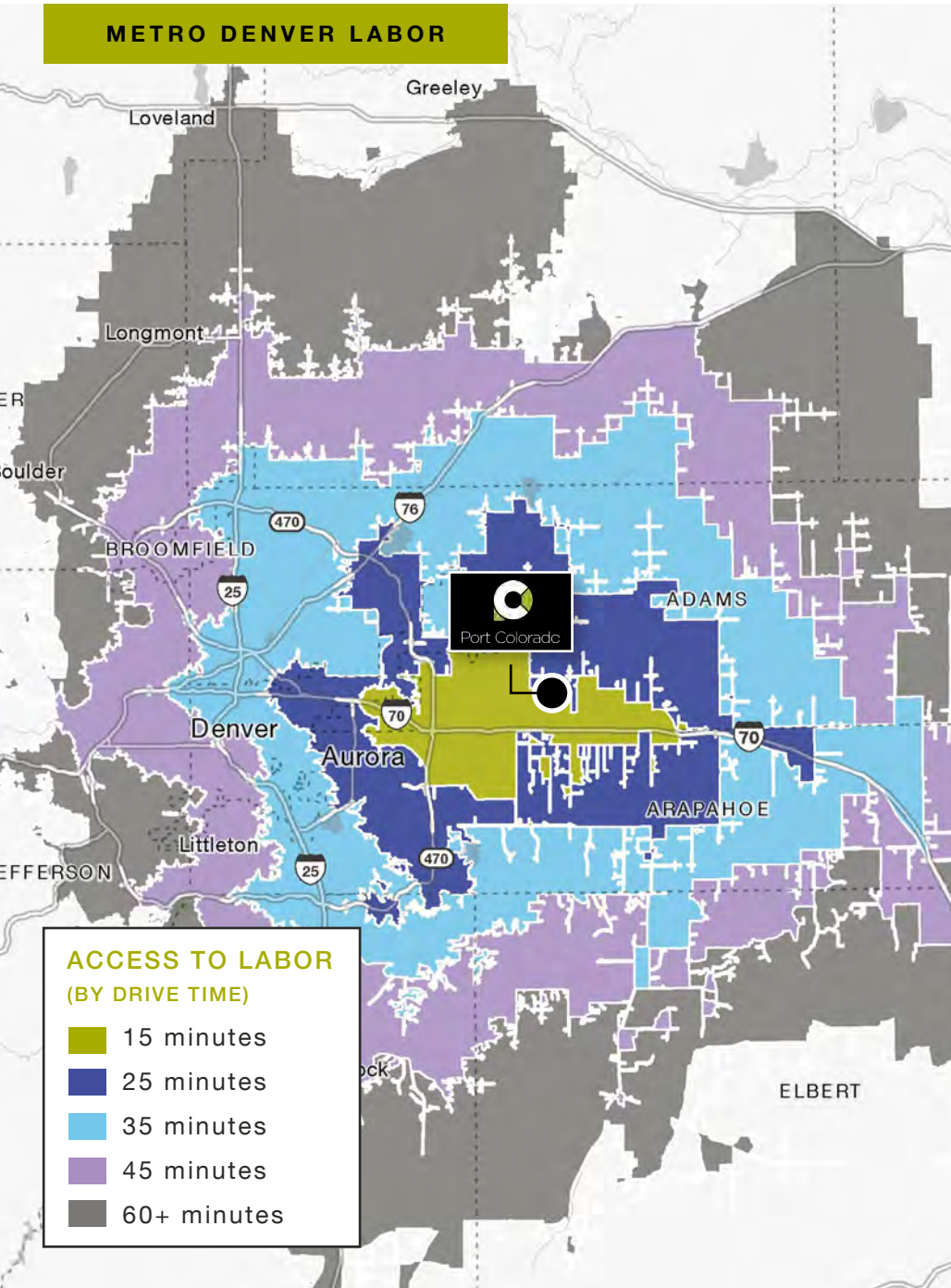
40,000+ residential units planned/completed

1,500 key Gaylord Hotel/Convention Center

### CORPORATE NEIGHBORS

- amazon
- KÄRCHER
- COSTCO WHOLESALE
- Walmart\*
- FedEx
- GE
- Shamrock Foods
- Crate&Barrel
- Panasonic
- Whirlpool CORPORATION
- MCLANE
- T.J. MAXX

## METRO DENVER LABOR



## CONNECTED TO METRO DENVER'S WORKFORCE

Access to Metro Denver's fast growing population of highly-educated and skilled talent

60 percent

of Metro Denver's labor supply is available within a 45-minute drive from Port Colorado

6.31 percent

estimated Metro Denver population growth by the year 2025

±24,500 residential units  
est. 72,000 population growth  
planned development within 15 minute drive

ranked 3rd

most educated state  
WalletHub, 2020

## WHY METRO DENVER?

# Denver continues to be a top location for millennials and businesses to locate

- + Quality of life
- + Relatively low cost of living compared to coasts
- + Multi-modal transportation
- + Highly educated work force
- + Business-friendly environment

## NOTABLE RANKINGS

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Ranked best state for promoting innovation (2020)

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Ranked best state for millennials (2020)

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2nd best place to live in the U.S. (2020)

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2nd most-highly educated workforce in the U.S.

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3rd best state for business (2020)

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Ranked a top 10 city best positioned to recover from coronavirus

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Largest U.S. city with access to both European and Pacific markets in one day





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