



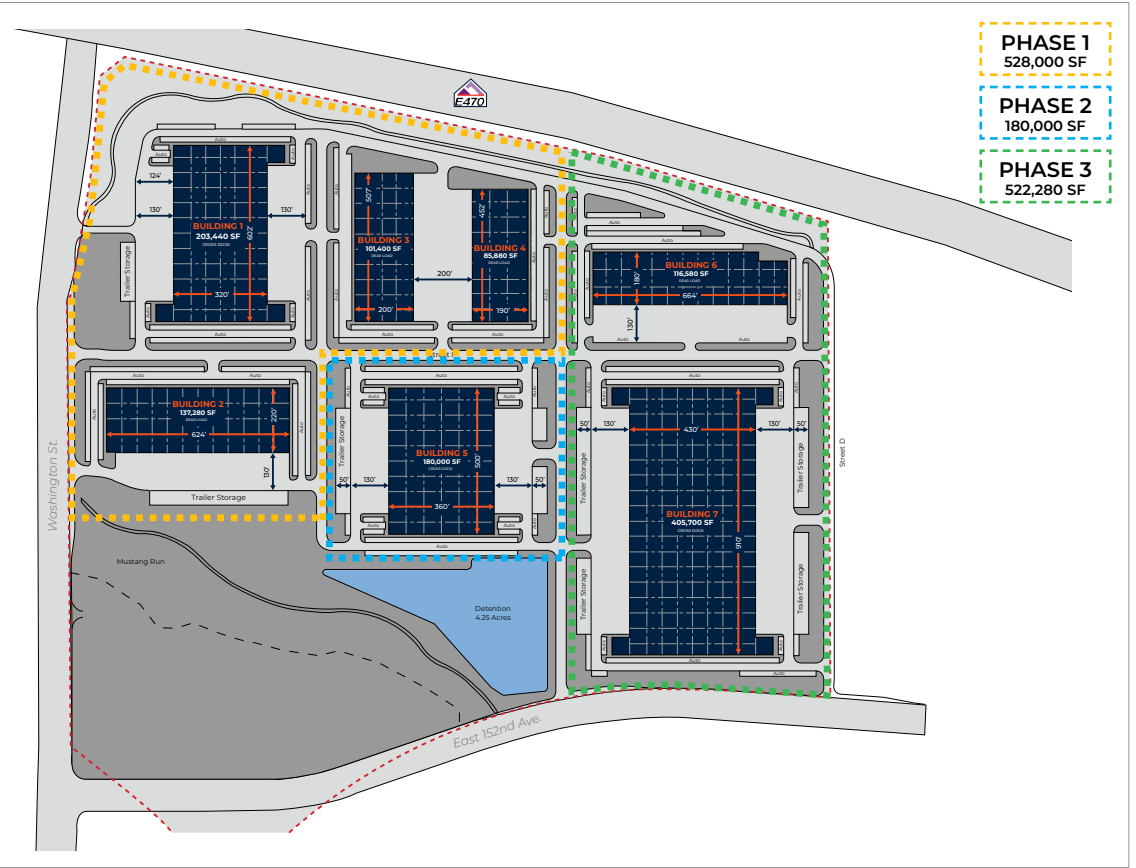
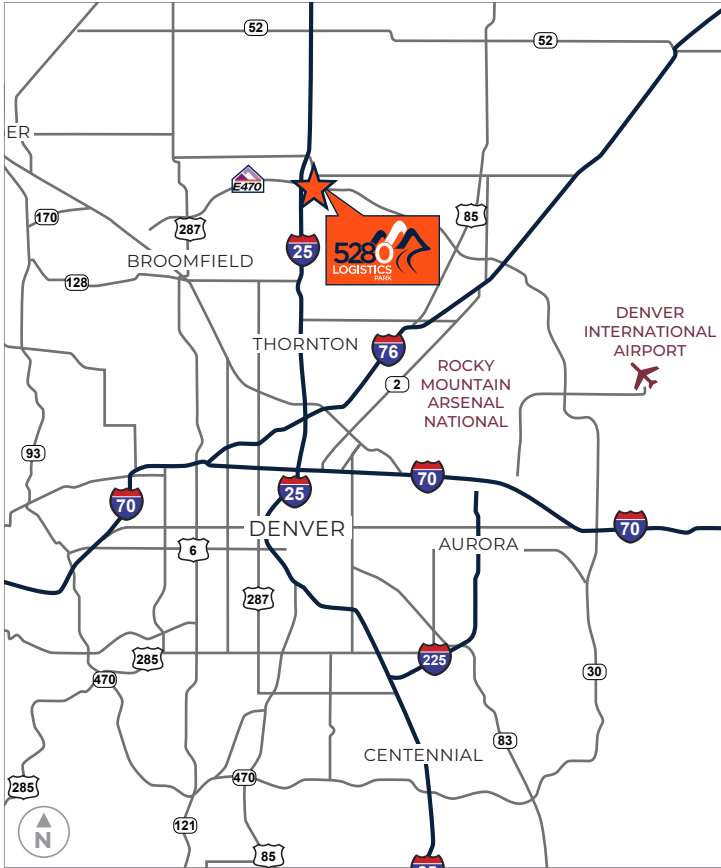
MASTER PLAN

THORNTON, COLORADO

1,230,280 SF Available on 109 Acres

5280 Logistics Park is a three phased Class A logistics development located in the thriving north Denver industrial market. With direct access to I-25 and E-470 Parkway, 5280 Logistics Park is positioned well to reach a rich labor pool and a high-growth region of Colorado. The state-of-the-art specifications include 32' - 36' clear heights, cross-dock and rear-load configurations, and ample auto and truck parking.

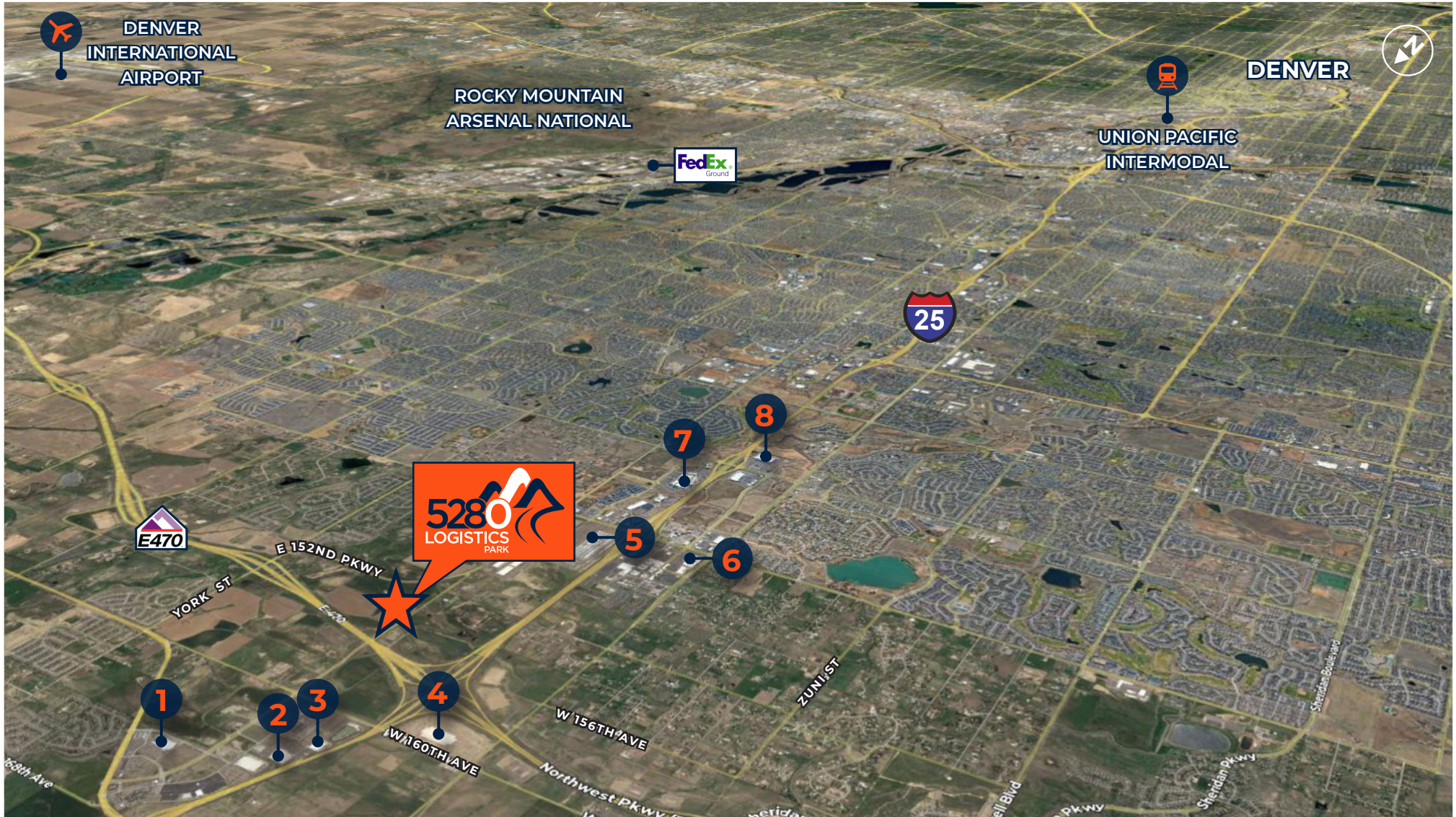




- 1.23M SF available on 109 acres
- Build-to-suit opportunities
- Spec office space
- 32' - 36' clear heights

- 130' - 200' truck court
- LED exterior lighting
- 181 - dock doors
- 222 - trailer parking spaces

- 1,872 - auto parking spaces
- ESFR sprinkler system



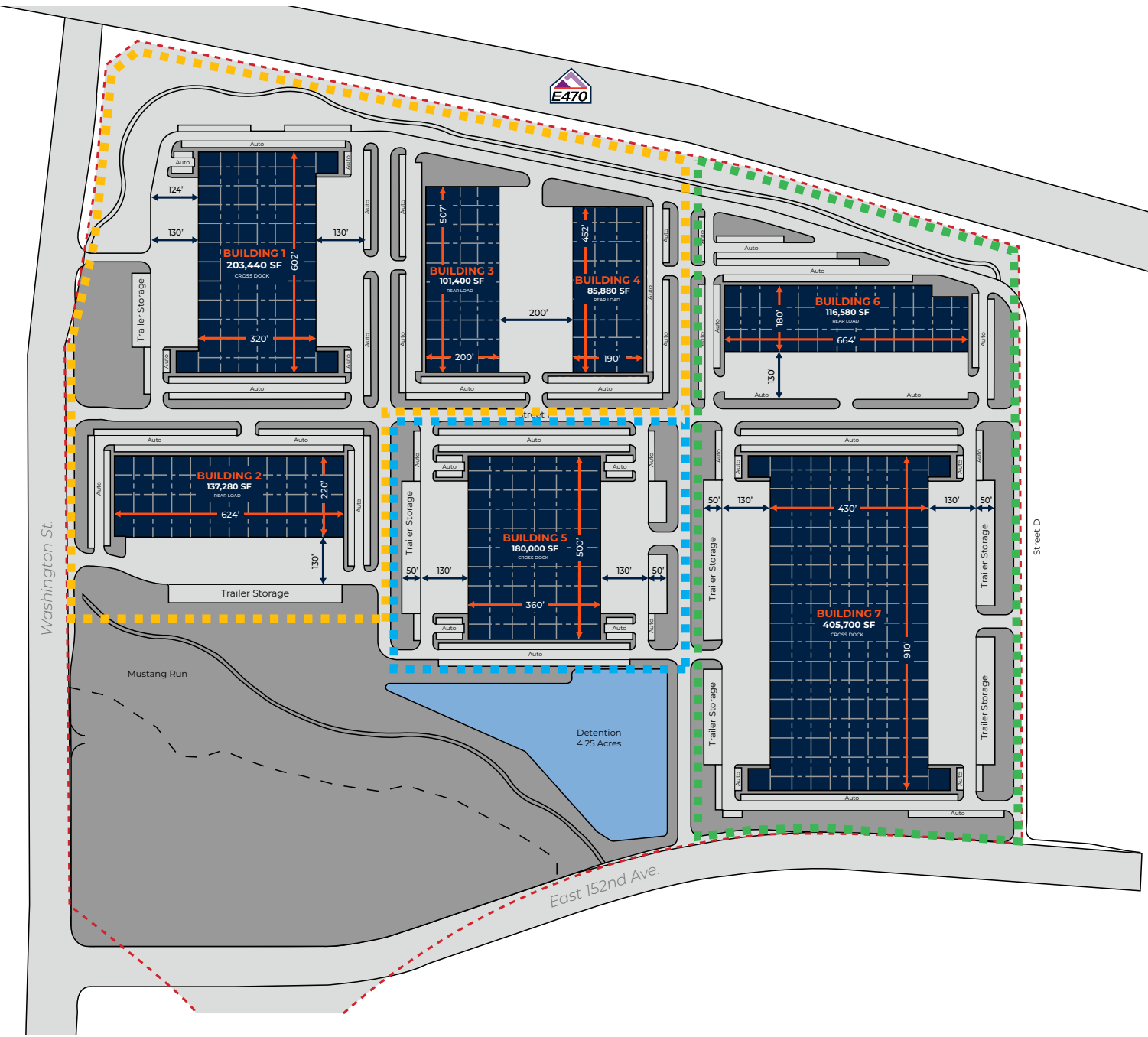
BUSINESSES

- | | |
|-----------------------------------|---------------------------|
| 1. Home Depot | 5. Amazon - DEN3 |
| 2. Costco Wholesale | 6. Target |
| 3. Floor & Decor | 7. Denver Premium Outlets |
| 4. Amazon Delivery Station - DDV3 | 8. Walmart |

DRIVE TIMES

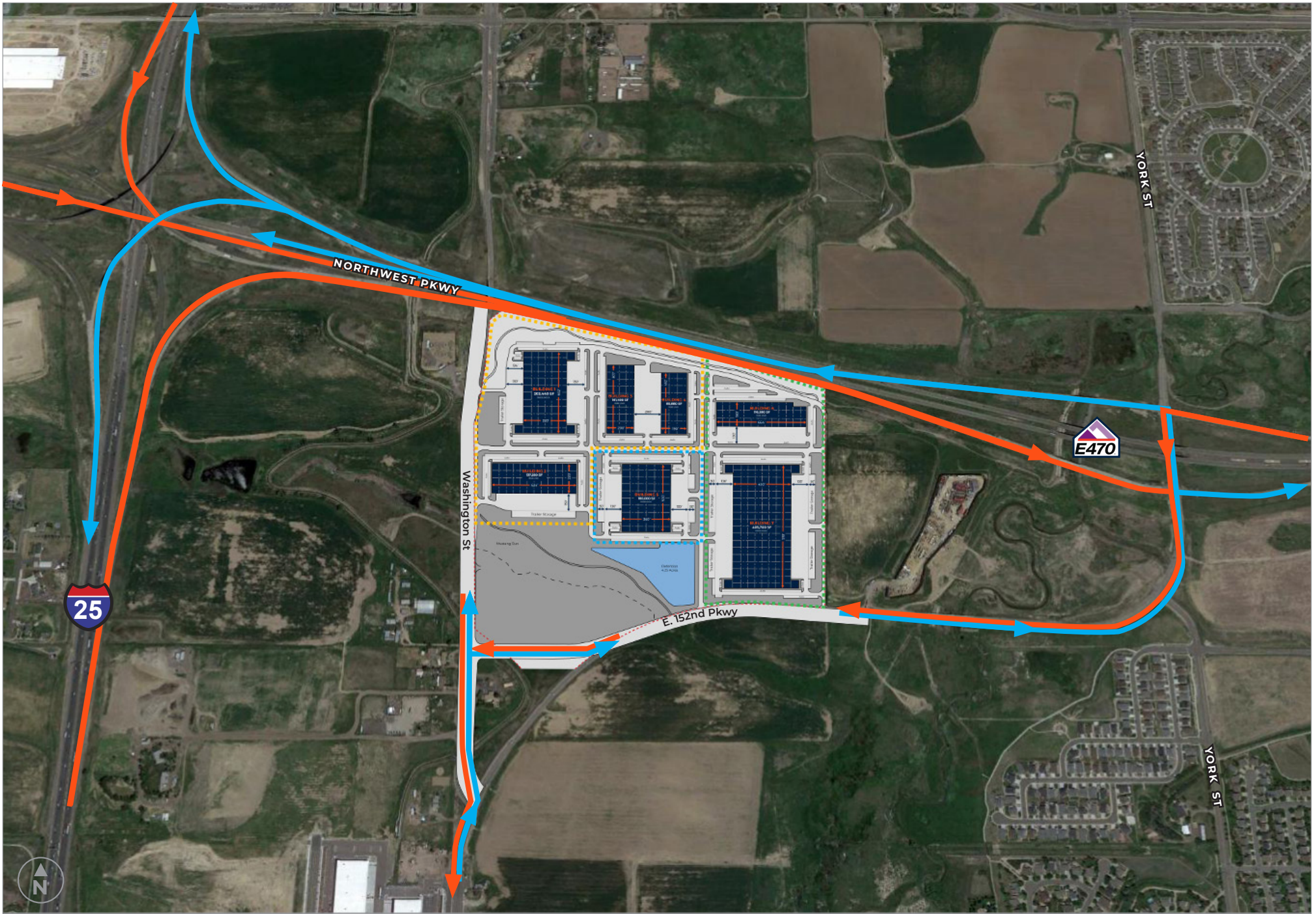
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|------------------|----------|---------|------------------------------|----------|---------|
| FedEx Ground Hub | 13.7 mi. | 26 min. | Union Pacific Intermodal | 16.3 mi. | 26 min. |
| Denver, CO | 19.2 mi. | 27 min. | Denver International Airport | 24.9 mi. | 25 min. |

- PHASE 1**
 528,000 SF
- PHASE 2**
 180,000 SF
- PHASE 3**
 522,280 SF



MASTER PLAN
 THORNTON, COLORADO | 1,230,280 SF AVAILABLE ON 109 ACRES

SITE PLAN



SITE ACCESS

THORNTON, COLORADO | 1,230,280 SF AVAILABLE ON 109 ACRES

INGRESS / EGRESS



CONTACT

DEVELOPMENT



AUSTIN REYNOLDS

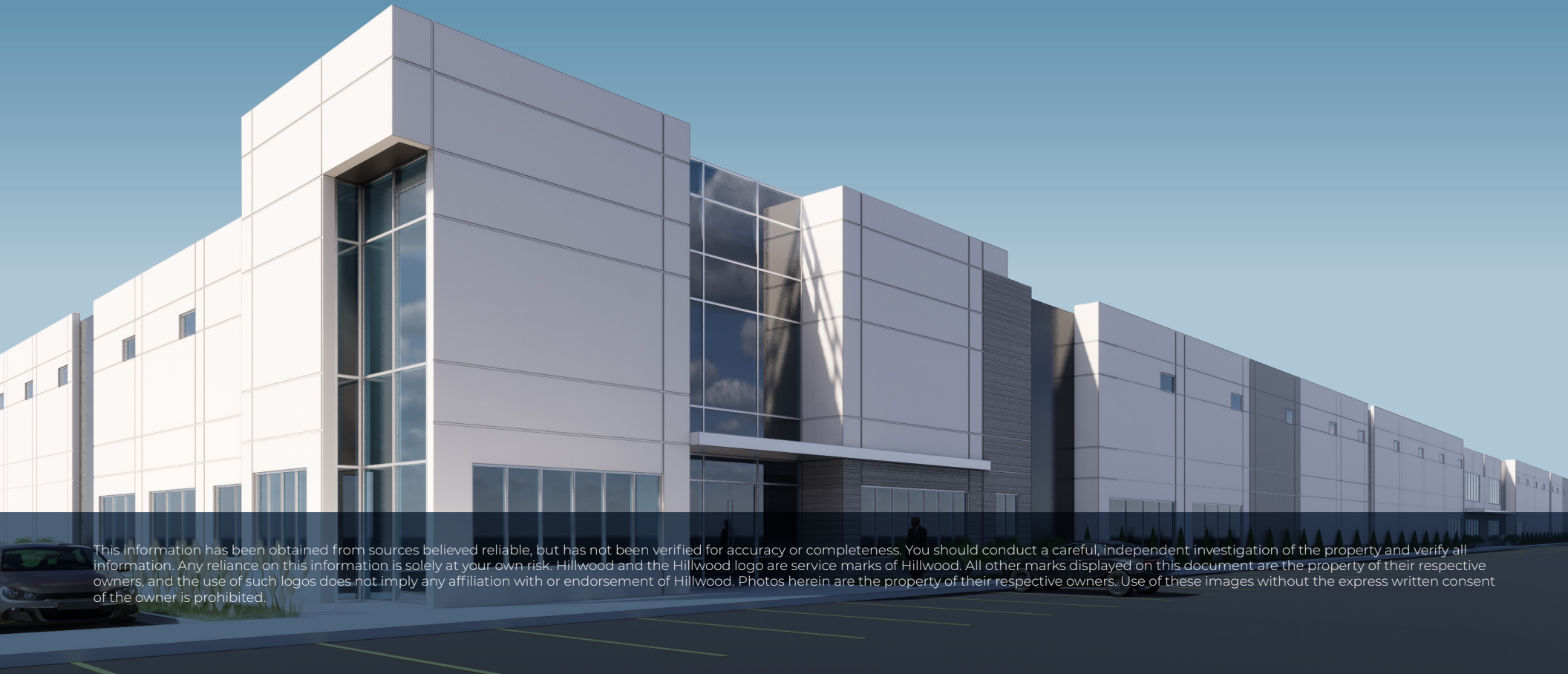
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LEASING



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