



Port Colorado

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



NEWMARK



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
- Significant natural gas availability
- 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 rate 20-50% less than other competing projects, significant saving on Gross Rent
- State of the Art features, including 5G connectivity, on-site visitor center, and planned conference/amenity center



DENVER
INTERNATIONAL
AIRPORT

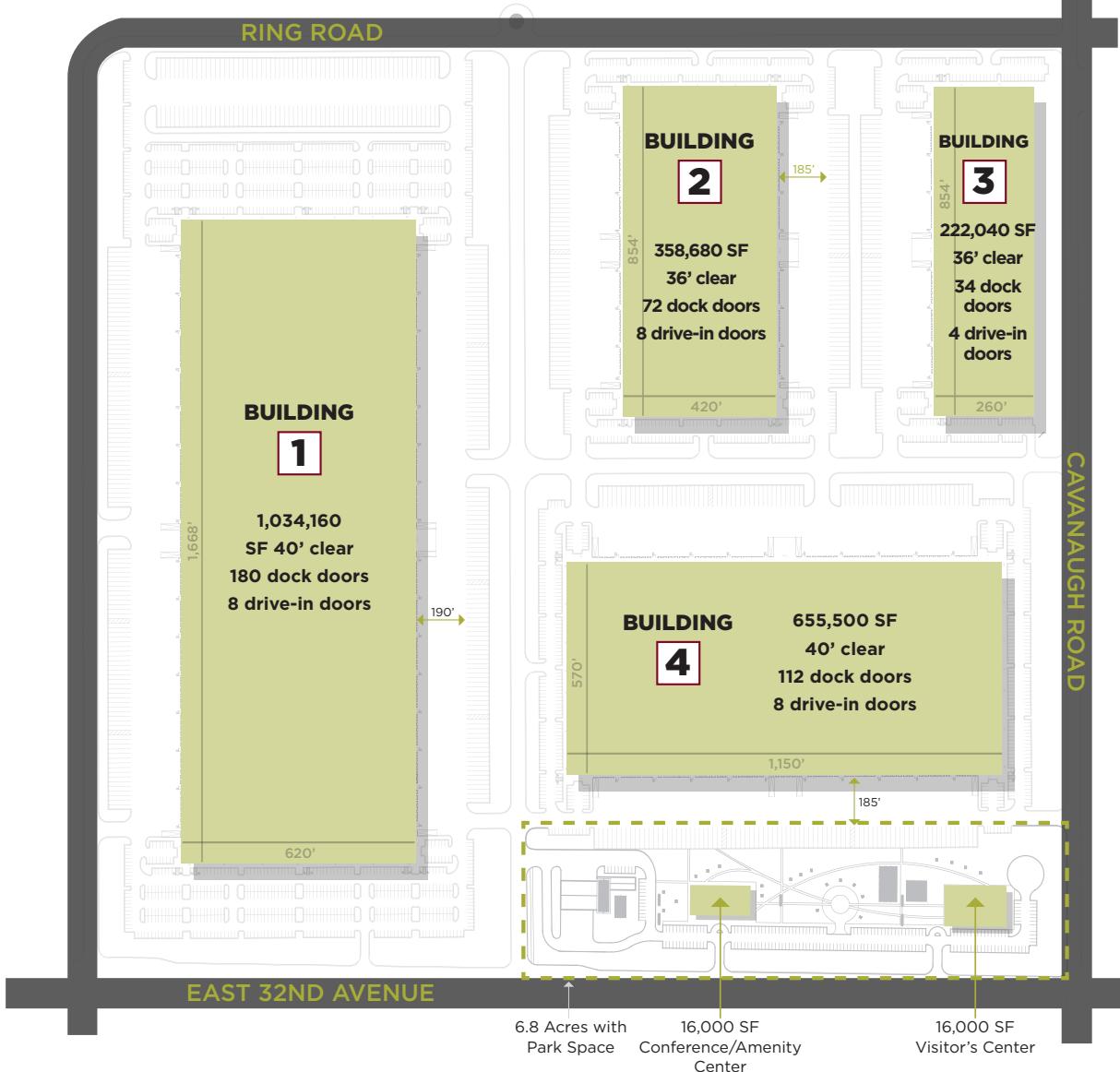
Port Colorado PROPERTIES

- Existing/Expandable Interchange
- Proposed Future Interchange



PHASE I DEVELOPMENT

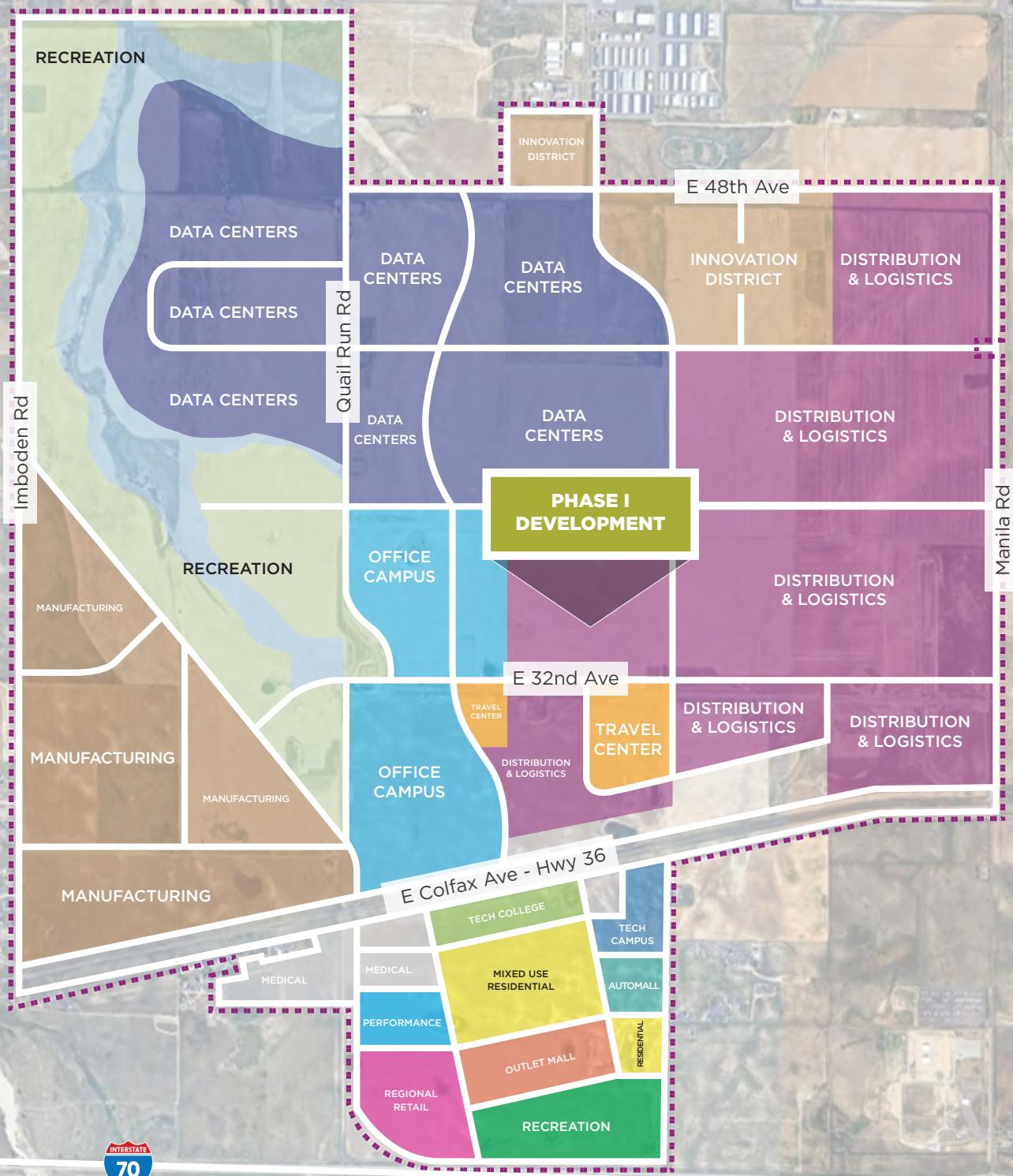
2.2 MILLION SQUARE FEET OF INDUSTRIAL BUILDINGS – PERMIT READY!



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 Megasite	Drive-in Doors	4 – 8 Per Building
Slab Thickness	8"	Column Spacing	50' x 56' (Buildings 1, 2 and 3) 56' x 56'-3" (Building 4) 60' Speed Bays
Trailer Parking	656 Stalls	City/County	Aurora / Adams
Car Parking	2,202 Stalls		

PLANNED LAND USES



DRIVE TIMES

2 Minutes
Interstate 70

4 Minutes
Interstate E-470

12 Minutes
Denver International
Airport

28 Minutes
Downtown Denver



DEN
DENVER
INTERNATIONAL
AIRPORT

PEÑA BOULEVARD



CORPORATE NEIGHBORS

amazon



COSTCO
WHOLESALE

Walmart

FedEx

Whirlpool

Shamrock Foods
DELIVERING SATISFACTION

**DOLLAR
GENERAL**

Panasonic

McLANE



T.J.maxx

PROPERTY
RESERVE

AURORA
CAMPUS FOR
RENEWABLE
ENERGY

COLORADO AIR
AND SPACE PORT

Port Colorado



E COLFAX AVENUE



BENNETT
CROSSING

MUEGGE
FARMS

WATKINS RD

PROSPER
FARMS

EEA FDP

QUAIL RN RD

MANILA RD

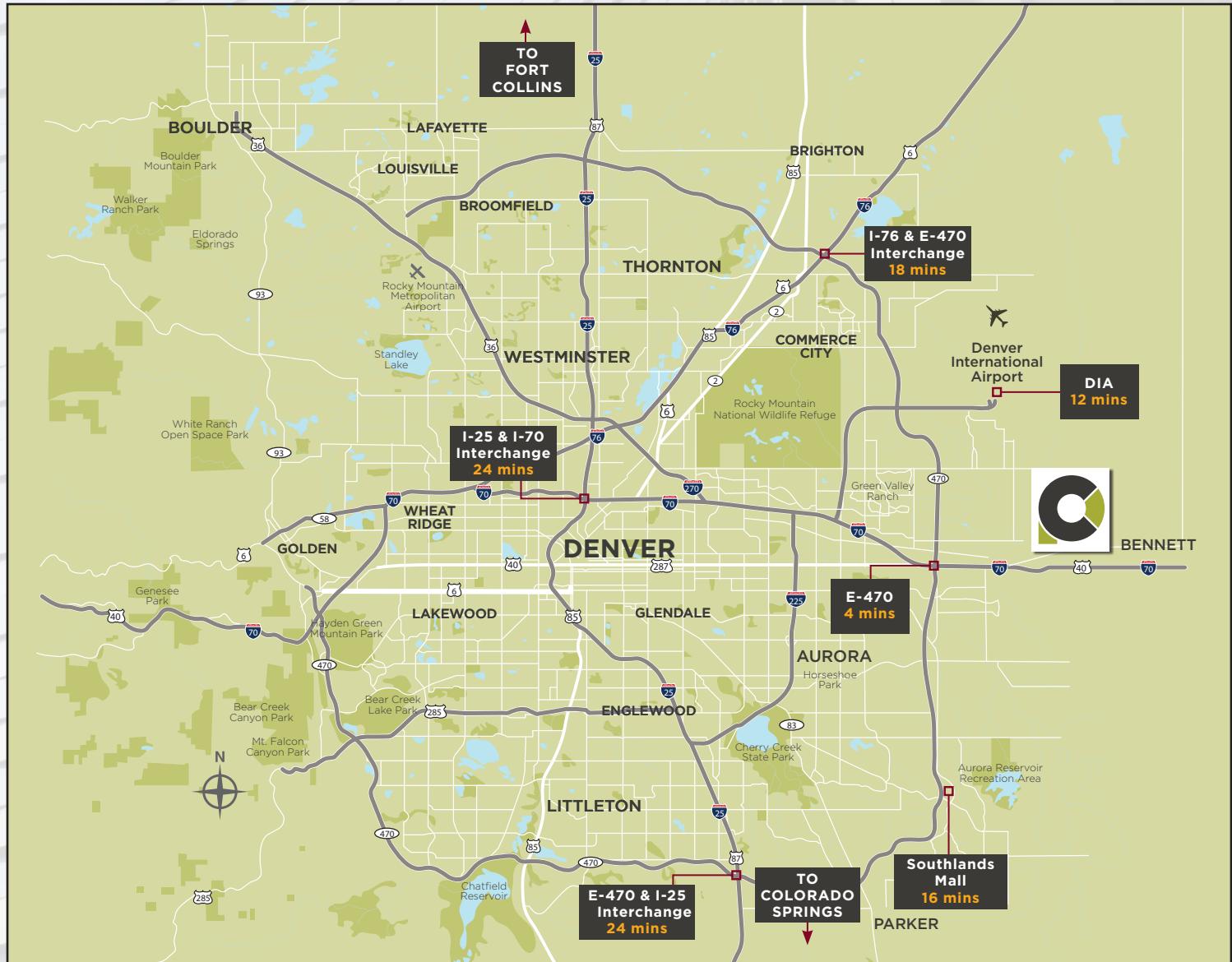
SCHUMAKER RD



INTERSTATE
70

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