


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

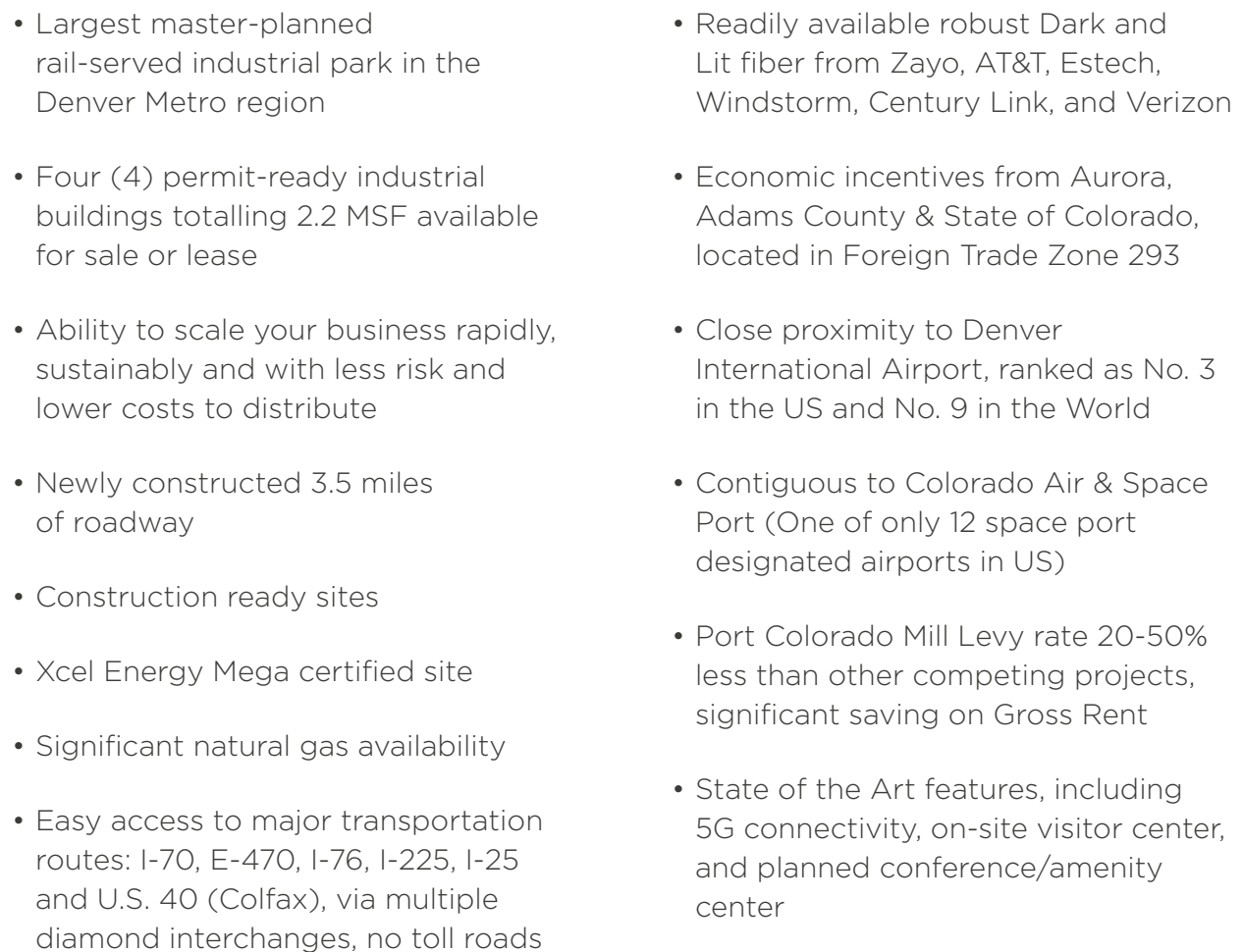




At more than 6,500 acres, Port Colorado is the new global enterprise center for commerce and innovation in Colorado, with sustainability at its core.


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

NORTH
INDUSTRIAL
PARK



COLORADO AIR
AND SPACE PORT

E. 48TH AVENUE

SOLAR
ENERGY
FARM

DATA | TECH AERO PARK

PORT COLORADO
LOGISTICS
DEDICATED SOLAR

PHASE 1

INDUSTRIAL/
LOGISTICS

"THROUGH THE FENCE"
AGREEMENT

EAST
INDUSTRIAL
PARK

INDUSTRIAL/
MANUFACTURING

E. 32ND AVENUE

E GOLFAX AVENUE

36

PLANNED
TRANSLOAD
FACILITY

MIXED
USE

INTERSTATE
70

WATKINS RD

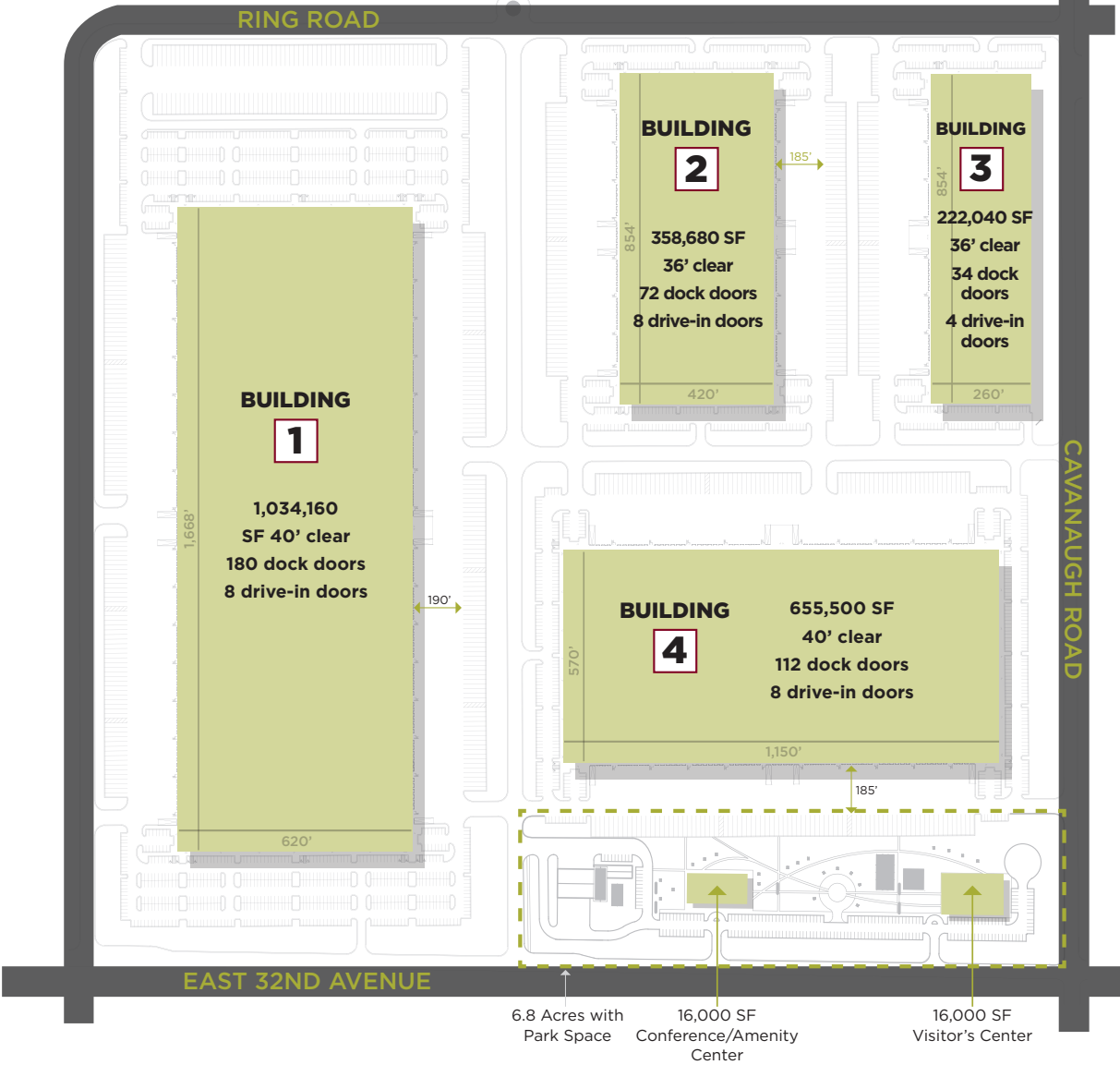
QUAIL RUN RD

MANILA RD

SCHUMAKER RD

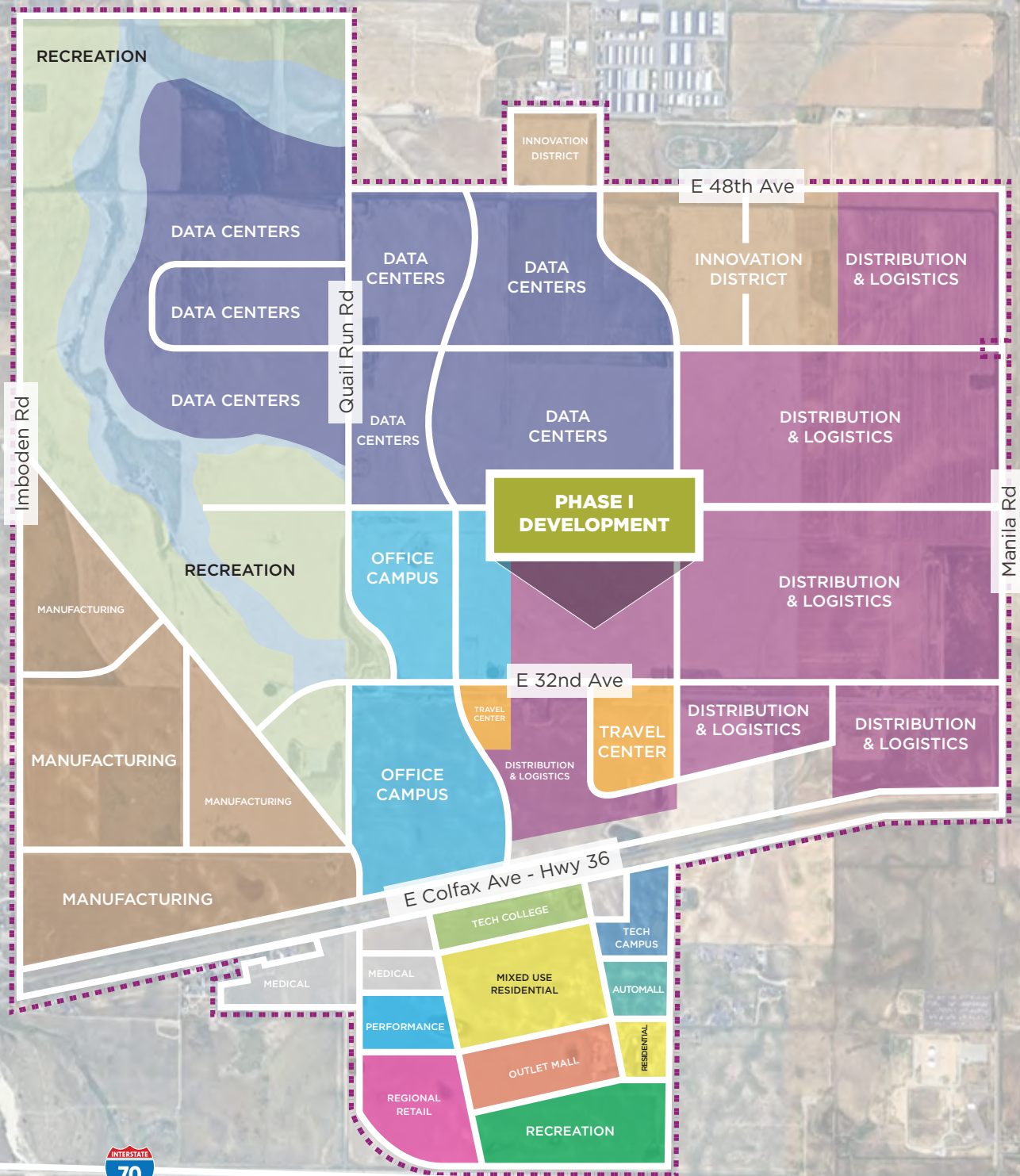
PHASE I DEVELOPMENT

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)
Trailer Parking	656 Stalls		56' x 56'-3" (Building 4) 60' Speed Bays
Car Parking	2,202 Stalls	City/County	Aurora / Adams

PLANNED LAND USES



DRIVE TIMES

2 Minutes
Interstate 70

4 Minutes
Interstate E-470

12 Minutes
Denver International Airport

28 Minutes
Downtown Denver



DENVER
INTERNATIONAL
AIRPORT

PEÑA BOULEVARD

GAYLORD
HOTEL

PAINTED
PRAIRIE

AVALON

HIGH
POINT

PORTEOS

SUMMIT
DEV.

SUN
EMPIRE

SUMMIT
DEV.

WINDLER

SAGEBRUSH

GREEN VALLEY
RANCH

AURORA
HIGHLANDS

AEROTROPOLIS
LOGISTICS

PROPERTY
RESERVE

CLARION
GATEWAY

70

MAJESTIC
COMMERCENTER

FACC

KINGS
CROSSING

AERO
70

PROLOGIS

PROLOGIS

PROPERTY
RESERVE

CHERRY
CREEK DEV.

E COLFAX AVENUE

STAFFORD
LOGISTICS

HORIZON
UPTOWN

USSF
BUCKLY SPACE
FORCE BASE

CROSS
CREEK

TRADITIONS

ADONEA

SUN
MEADOWS

SKY
RANCH

HARMONY SANDY
CREEK

MURPHY
CREEK

EASTERN
HILLS

40,000+

Residential units planned/completed

Commercial/Business Park

Existing/Expandable Interchange

Proposed Future Interchange



CORPORATE NEIGHBORS

amazon



COSTCO
WHOLESALE

Walmart

FedEx

Whirlpool

Shamrock Foods
DELIVERING SATISFACTION

**DOLLAR
GENERAL**

Panasonic

MCLANE



TJ-maxx

PROPERTY
RESERVE

AURORA
CAMPUS FOR
RENEWABLE
ENERGY

 Port Colorado



COLORADO AIR
AND SPACE PORT

E COLFAX AVENUE



SKY VIEW

MUEGGE
FARMS

BENNETT
CROSSING

70
INTERSTATE

PROSPER
FARMS

WATKINS RD

QUAIL RN RD

MANILA RD

SCHUMAKER RD

EEA FDP





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