

THE NEW EPICENTER OF INDUSTRIAL COMMERCE



STAFFORD
LOGISTICS CENTER

Build-to-Suit/Land Site
100,000 - 1.1M SF Available
(±58.7 AC)

Build-to-Suit/Land Site
100,000 - 658,000 SF Available
(±34.6 AC)

Under Contract

Building 1
±594,138 SF Available

255,330 SF
Leased

439,700 SF
Leased

1,079,741 SF
Leased

Future Mixed Use & Retail

Future Mixed Use & Retail

Future Mixed Use & Retail

Picadilly Road Extension
(Estimated Completion Q2 2026)

Lisbon Street

E. Colfax Avenue

staffordlogisticscenter.com



OVER 60 ACRES AVAILABLE FOR BTS OR SALE
Customized Build-to-Suits from 100,000 SF - 1.2 million SF

EXECUTIVE SUMMARY

Stafford Logistics Center is one of the most prolific business parks delivered to the greater Denver industrial market in the last decade. Located at the confluence of I-70, E-470, E. Colfax Avenue, and Picadilly Road, the park encompasses approximately 4.4 million square feet across ±368 acres. The property offers superior transportation access compared to any other major business park in the area.

The I-70 and Picadilly interchange, currently under substantial construction and scheduled for completion in Q2 2026, will provide direct, efficient access to both I-70 and E-470, further enhancing regional and national connectivity. Ongoing and newly delivered residential and commercial developments adjacent to the park continue to strengthen the area's identity, labor pool, and amenities to the area.

UNMATCHED ACCESSIBILITY



DRIVE TIMES	
DESTINATION	TIME/MILES
Denver International Airport(DEN)	14 Minutes
I-25/I-70 Intersection	20 Minutes
Downtown Denver	25 Miles
E-470	1 Minute
I-70 West	1 Minute
I-70 East	3 Minutes
I-225	6 Minutes

FUTURE I-70 PICADILLY INTERCHANGE DIVERGING DIAMOND INTERCHANGE

The new Picadilly Interchange will provide full access to I-70 for east and westbound traffic and connect directly to the NEC of Stafford, providing unparalleled access to the entire metro area.



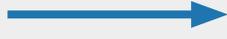
Future Mixed Use & Retail

E. Colfax Avenue

Picadilly Road



LEGEND

-  Northbound Traffic
-  Southbound Traffic
-  I-70 Access

KEY ADVANTAGES



Lowest Mill Levy for New Construction Northeast



Complimentary labor analytics, freight cost assessment and space planning



Strong Workforce Demographics



Design Flexibility with Build-to-Suit Options

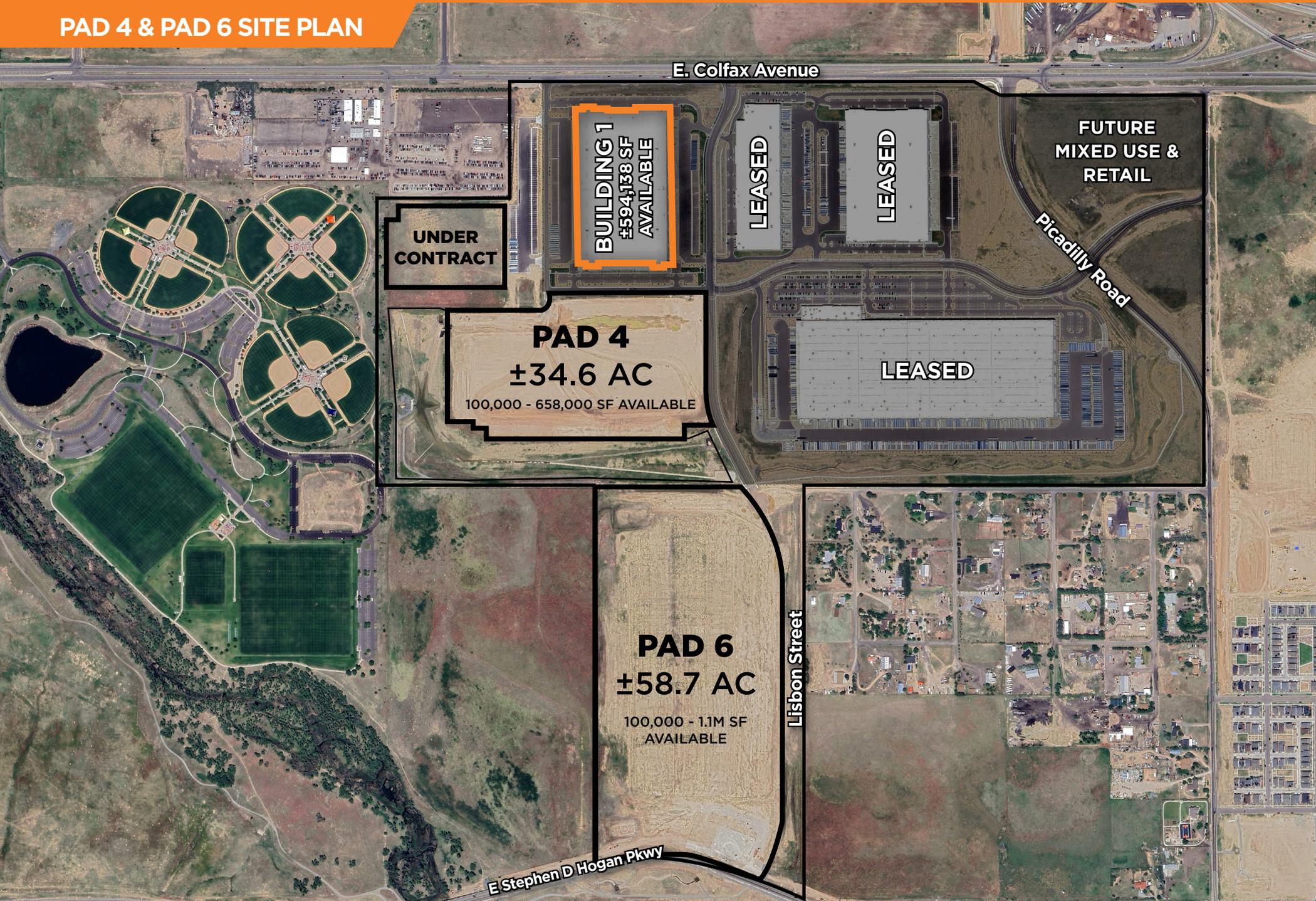


Immediate Access to I-70/E-470 and 6th Avenue



Advantageous Tax Incentives and Zoning (M-1, B-3)

PAD 4 & PAD 6 SITE PLAN



E. Colfax Avenue

BUILDING 1
±594,138 SF
AVAILABLE

**UNDER
CONTRACT**

LEASED

LEASED

**FUTURE
MIXED USE &
RETAIL**

Picadilly Road

PAD 4
±34.6 AC

100,000 - 658,000 SF AVAILABLE

LEASED

PAD 6
±58.7 AC

100,000 - 1.1M SF
AVAILABLE

Lisbon Street

E Stephen D Hogan Pkwy

BUILD TO SUIT/ LAND SITE PAD 4 HIGHLIGHTS

Stafford Logistics Center provides a variety of flexible options, including Build to Suits for sale or lease and Land sites available for sale.

Pad 4, which spans ± 34.6 acres, is fully customizable and ready for construction. It can accommodate buildings ranging from 100,000 to 658,000 square feet.

- Total Size: Build-to-suits between 100,000-658,000 SF
- Building pad area has been graded
- Fully customizable
- Zoning: M-1 (outside storage allowed)
- Can deliver BTS building within 12 months of a signed lease
- 15 - 34.6 Acres available for BTS or Sale
- Mill Levy: 108.03 (includes metro district)
- Fully zoned and entitled

CONTRACT PENDING



EXAMPLE BTS BUILDING PAD
UP TO 658,000 SF

Lisbon St.

DETENTION



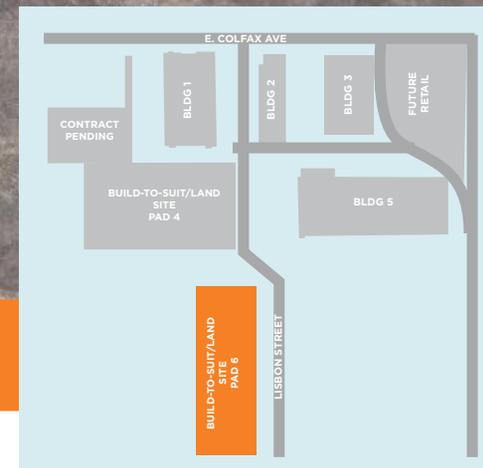
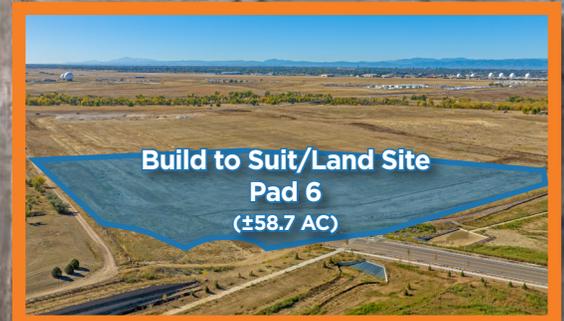
PAD SITE 4 - UP TO 658,000 SF BTS CONCEPT PLAN

BUILD TO SUIT/ LAND SITE PAD 6 HIGHLIGHTS

Stafford Logistics Center provides a variety of flexible options, including Build to Suits for sale or lease and Land sites available for sale.

Pad 6, which spans ± 58.7 acres, is fully customizable and ready for construction. It can accommodate buildings ranging from 100,000 to 1 million square feet.

- Total Size: Build-to-suits between 100,000 - 1,100,000 SF
- Building pad area has been graded
- Fully customizable
- Zoning: M-1 (outside storage allowed)
- Can deliver BTS building within 12 months of a signed lease
- 15 - 58.7 Acres available for BTS or Sale
- Mill Levy: 108.03 (includes metro district)
- Fully zoned and entitled





STAFFORD

LOGISTICS CENTER

Let's Connect

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