#### THE NEW EPICENTER OF INDUSTRIAL COMMERCE







## EXECUTIVE **SUMMARY**

Stafford Logistics Center is one of the most prolific business parks to be brought 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, this industrial park will deliver approximately 4.4 million square feet on ±368 acres. The property offers superior transportation access compared to any other major business park in the area.

This property is slated to benefit from a new interchange at I-70 and Picadilly which is estimated to be open to traffic Q3 2025 and will provide unmatched access to I-70 and E-470. New construction of both residential and commercial developments adjacent to the site will bring further identity, labor and amenities to the area.

**UNMATCHED ACCESSIBILITY** 



# FUTURE I-70 PICADILLY INTERCHANGE DIVERGING DIAMOND INTERCHANGE ESTIMATED COMPLETION Q3 2025

**SEPTEMBER 2024** 

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.







**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)

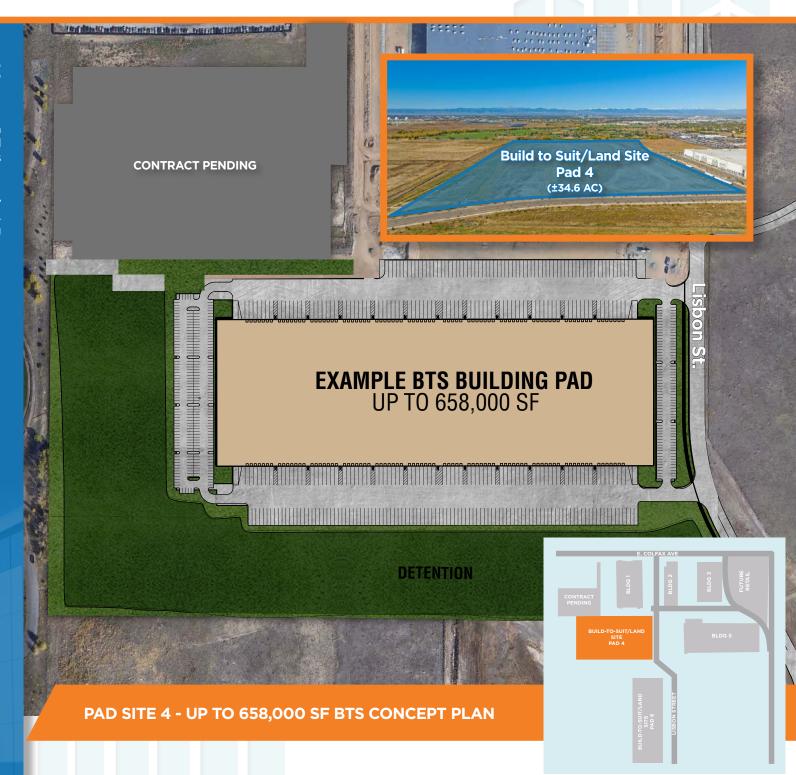


### BUILD TO SUIT/ LAND SITE PAD 4 HIGHLIGHTS

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



### 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





#### **Let's Connect**

Alec Rhodes, sior +1 303 312 4282 alec.rhodes@cushwake.com Aaron Valdez, SIOR +1 303 819 7333 aaron.valdez@cushwake.com Tyler Smith, ccim, sior +1 303 312 4296 t.smith@cushwake.com

1401 Lawrence Street, Suite 1100 | Denver, Colorado 80202 PHONE +1 303 292 3700 | cushmanwakefield.com

staffordlogisticscenter.com



