

THE NEW **EPICENTER** OF INDUSTRIAL COMMERCE



STAFFORD
LOGISTICS CENTER



staffordlogisticscenter.com



±4.4 MILLION SQUARE FOOT INDUSTRIAL PARK
Building 2 Now Available
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 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



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

DOWNTOWN DENVER

±1 MSF Build-to-Suit Available

Build-to-Suit Site Available

Additional Yard / Parking

Building 1 Leased

42K SF Building 2 Available

Building 3 Leased

Building 5 Leased

Future Retail & Amenities

Lisbon Street

E. Colfax Avenue

**Picadilly Road Extension
(Estimated completion Q3 2025)**

KEY ADVANTAGES



Lowest Mill Levy for New Construction Northeast



Design Flexibility with Build-to-Suit Options



Strong Workforce Demographics



Highest base-building improvement delivered to tenant



Complimentary labor analytics, freight cost assessment and space planning



Rapidly Growing Neighborhood



A Better Building with an Unmatched Base Design



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



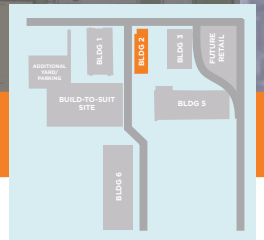
Advantageous Tax Incentives and Zoning (M-1, B-3)

BUILDING 2 HIGHLIGHTS

Total SF:	±255,330 SF
Available SF:	±42,717 SF
Quoted Lease Rate:	Negotiable
Estimated Expenses:	\$5.22/SF (2024)
Base TI Package:	Negotiable
Mill Levy:	108.03 (includes metro district)
Parking Spaces:	56
Trailer Spaces:	24
Dock-High Loading:	4 docks (expandable 8)
Clear Height:	36'
Building Dimensions:	276' x 936'
Sprinklers:	ESFR
Column Spacing:	54' x 52' x 60', speed bay
Truck Court:	130' (185' with trailer parking)
Air Handling Units:	50° F at 0° F
Lighting:	LED with motion sensors, 30' foot-candle average
Power:	Xcel certified site
Internet Provider:	Xfinity



BUILDING 2 - READY FOR OCCUPANCY

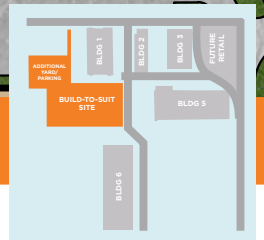


BUILD-TO-SUIT HIGHLIGHTS

- 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



LARGE BUILD-TO-SUIT CONCEPT PLAN



BUILDING 6 HIGHLIGHTS

- Total Available SF: $\pm 1,018,456$ SF
- Quoted Lease Rate: Negotiable
- Base TI Package: Negotiable
- Mill Levy: 108.03 (includes metro district)
- Parking Spaces: 630
- Trailer Spaces: 386
- Dock-High Loading: 91 with 86 future
- Drive-In Loading: 4
- Clear Height: 40'
- Building Dimensions: 1,560' x 650'
- Sprinklers: ESFR
- Column Spacing: 60' x 53' x 60', speed bay
- Truck Court: 155' (210' with trailer parking)
- Air Handling Units: 50° F at 0° F
- Lighting: LED with motion sensors, 30' foot-candle average
- Power: Xcel certified site
- Internet Provider: Xfinity



BUILDING 6
 $\pm 1,018,456$ SF
AVAILABLE

BUILDING 6 - PIPELINE CONSTRUCTION



A BETTER BUILDING UNMATCHED BASE DESIGN

±\$4 PSF OF ABOVE-STANDARD
BUILDING FINISHES

1 NORTHPOINT PACKAGE

- 9'x 10' manual vertical lift sectional overhead doors with insulated core, R-9, equipped with perimeter weather stripping, step plates, door lights, 50,000 cycle spring, locks
- 45,000 lb mechanical pit levelers with 7'x 8' platform, 16" lip, operating range toe guards, nightlocks, brush weather seals, and two (2) 10" x 4" projection steel faced laminated rubber bumpers
- Dock Seals with 10" projection, 10' tall side pads, 10'- 4" wide head cap with adjustable drop curtain and 22 oz. vinyl case covers with wear pleats
- Wheel chocks with 20' chains

2 CLERESTORY WINDOWS

- 4'x 6' or larger (varies by building)
- Sealed 1" insulating glass units, with low "e" coating
- Transmittance: visible light: 37%, solar energy: 28%
- Reflectance: visible light (exterior): 8%, (interior): 14%
- ASHRE U-Value: winter nighttime: .35, summer daytime: .35
- Shading Coefficient: .47
- Solar Factor (SHGC): .40

3 ROOF SYSTEM

- All roof system components are FM approved materials
- Roof deck consisting of 22-gauge 1½" deep ribbed metal, factory primed white on the underside
- Roof system consisting of mechanically fastened 45-mil, white, single-ply TPO membrane
- Minimum R-20 polyisocyanurate rigid insulation installed in two layers with joints staggered
- Fifteen (15) year "No Dollar Limit" (NDL) manufacturer's warranty
- 30"x 36" roof hatch with insulated curb and lid and 48" safety rail extension
- 36" wide roof walkway pads at HVAC roof equipment and around perimeter of roof hatch.
- 24 ga Kynar-coated coping at the top of all parapet walls

4 LIGHTS

- LED high bay fixtures with 15' modular whips and individual motion detectors
- 30 foot-candles average (minimum 20) measured at 36" above finished floor assuming an open warehouse configuration
- Minimum 15% emergency ballast backup

5 FIRE SUPPRESSION SYSTEM

- ESFR fire sprinkler system designed per FM and NFPA standards with K-16.8, 22.4 & 25.2 heads
- 2,000 GPM (minimum) fire pump (diesel or electric backup)
- Design based on solid pile storage and storage in racking up to a maximum of 35' high of Class I-IV commodities with a maximum allowable deck height of 45'

6 FLOOR CONSTRUCTION

- 7" 4,000 psi concrete over minimum 4" of aggregate base
- Power troweled, hard, smooth finish with minimum average FF55/FL35
- Floor sealed with 2 coats of hardener densifier (Ashford or equal)
- Speed bay and construction joints filled with semi-rigid epoxy (MM-80 or equal)

THE NORTHPOINT DEVELOPMENT ADVANTAGE

Established in 2012, NorthPoint Development has grown to a family of ten companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Their approach in all business relationships is to be fair and to operate by the "Golden Rule."



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