THE NEW EPICENTER OF INDUSTRIAL COMMERCE



North Point"

CUSHMAN & WAKEFIELD

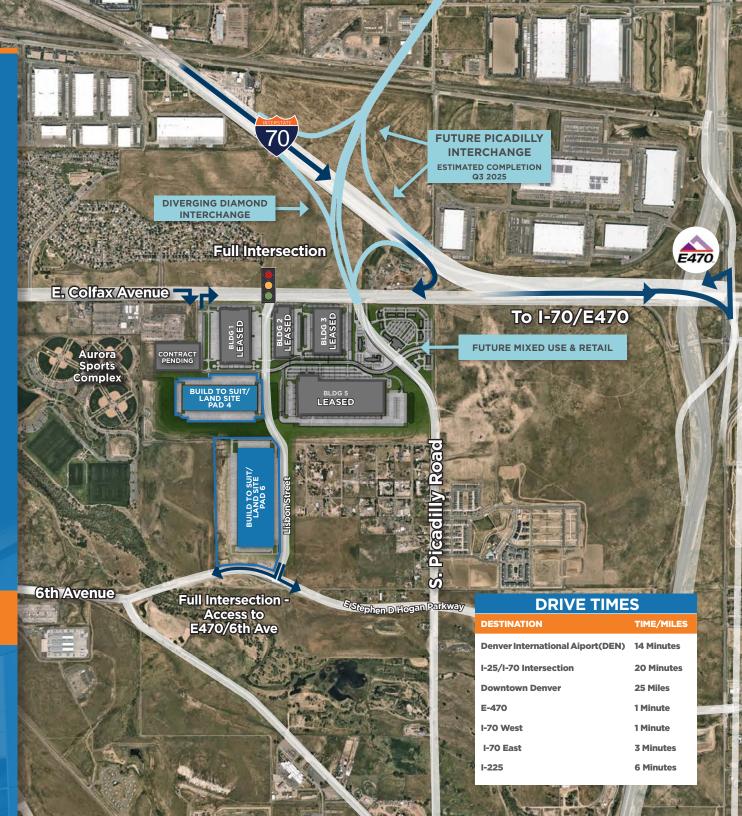
OVER 60 ACRES AVAILABLE FOR BTS OR SALE Customized Build-to-Suits from 100,000 SF – 1.2 million SF

EXECUTIVE SUMMARY

Stafford Logistics Center is one of the most prolific business parks 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

STAFFORD

Picadilly Road

SEPTEMBER 2024

70

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

Colfax Avenue

70

Northbound Traffic

I-70 Access

LEGEND

KEY ADVANTAGES





Lowest Mill Levy for New Construction Northeast

Design Flexibility with

Build-to-Suit Options



Complimentary labor analytics, freight cost assessment and space planning



Strong Workforce Demographics



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



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



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



PAD SITE 6 - UP TO 1.1 MILLION SF BTS CONCEPT PLAN



Let's Connect

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