## THE NEW EPICENTER OF INDUSTRIAL COMMERCE



North Point"

CUSHMAN & WAKEFIELD

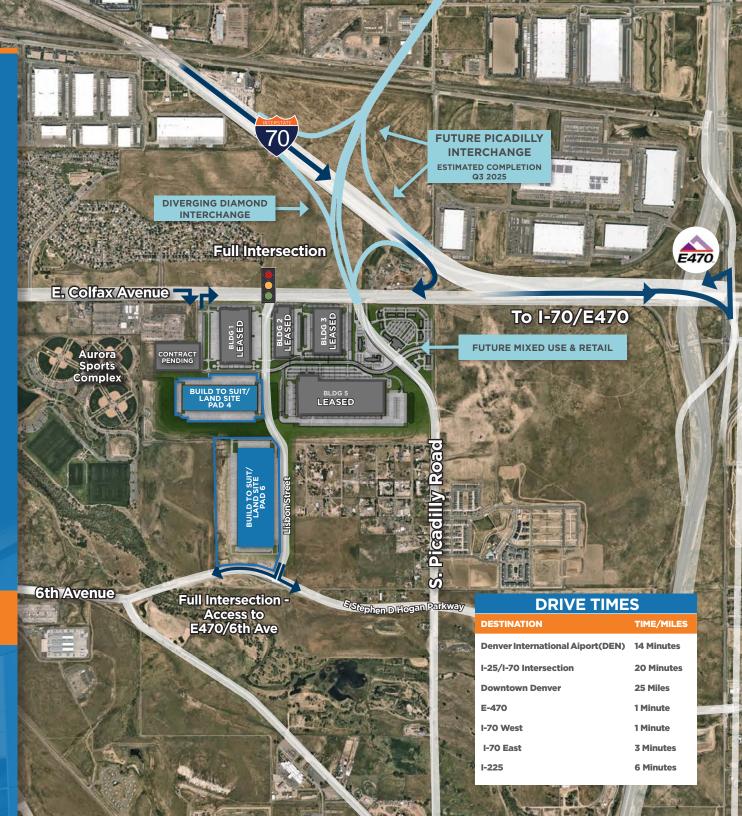
**OVER 60 ACRES AVAILABLE FOR BTS OR SALE** Customized Build-to-Suits from 100,000 SF – 1.2 million SF

# 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  $\pm 34.6$  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  $\pm 58.7$  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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