



Your inland port to the Rockies

1,154 acres of rail-served industrial

Ready to break ground Spring 2021

Pre-zoned and pre-approved fast track lots

2 million+ SF of spec industrial development (Phase I)

Shovel ready Build-to-Suit parcels available

www.portcolorado.com



PORT COLORADO LOGISTICS

Metro Denver's only new
rail-served logistics and
commerce park opportunity

1,154 acres

of light and heavy industrial zoned lots offering
for lease, sale and build-to-suit opportunities

On-site transload facility

planned rail/truck transload facility along
Union Pacific mainline and I-70 corridor

Customized rail service

with multiple switches per day
and 7 day per week service

Access to CASP

"through the fence" rights with adjacent
Colorado Air and Space Port



DENVER
INTERNATIONAL
AIRPORT

1,154 acres For Lease /
Sale / Build-to-Suit

Existing/Expandable
Interchange

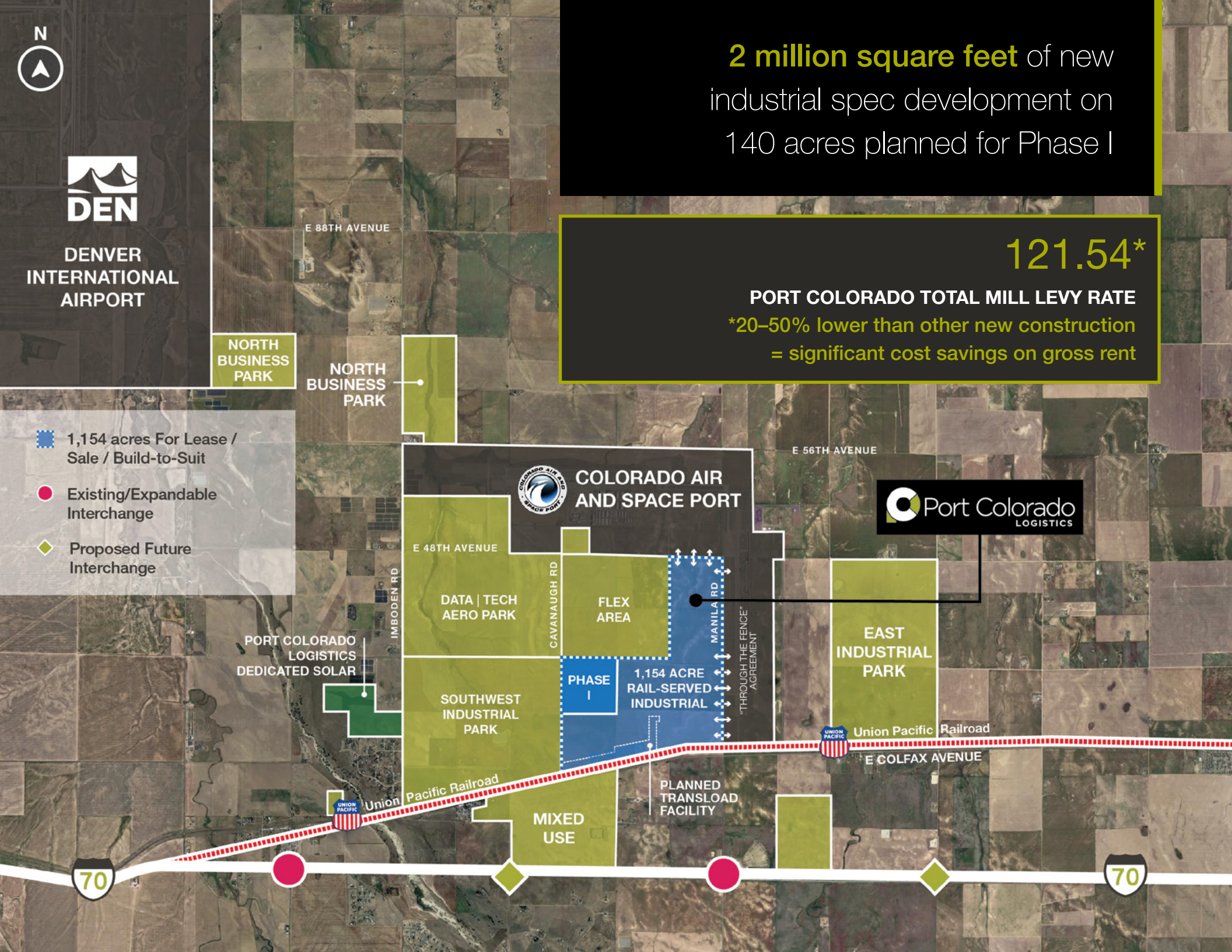
Proposed Future
Interchange

2 million square feet of new
industrial spec development on
140 acres planned for Phase I

121.54*

PORT COLORADO TOTAL MILL LEVY RATE

***20–50% lower than other new construction
= significant cost savings on gross rent**



COLORADO AIR
AND SPACE PORT



Port Colorado
LOGISTICS

DATA | TECH
AERO PARK

FLEX
AREA

EAST
INDUSTRIAL
PARK

SOUTHWEST
INDUSTRIAL
PARK

MIXED
USE

PLANNED
TRANSLOAD
FACILITY

Union Pacific Railroad

E COLFAX AVENUE

70

70



SURROUNDING DEVELOPMENT

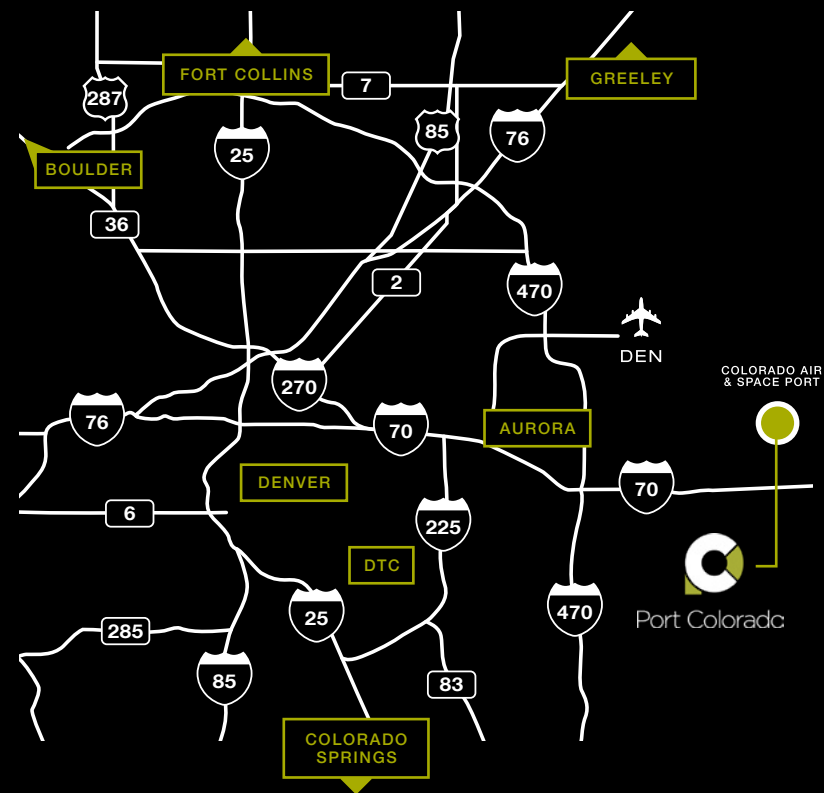
40,000+

residential units
planned/completed

1,500

key Gaylord Hotel/
Convention Center

CORPORATE NEIGHBORS



DRIVE TIMES

<2 minutes

Interstate 70 / CASP

9 minutes

Interstate E-470

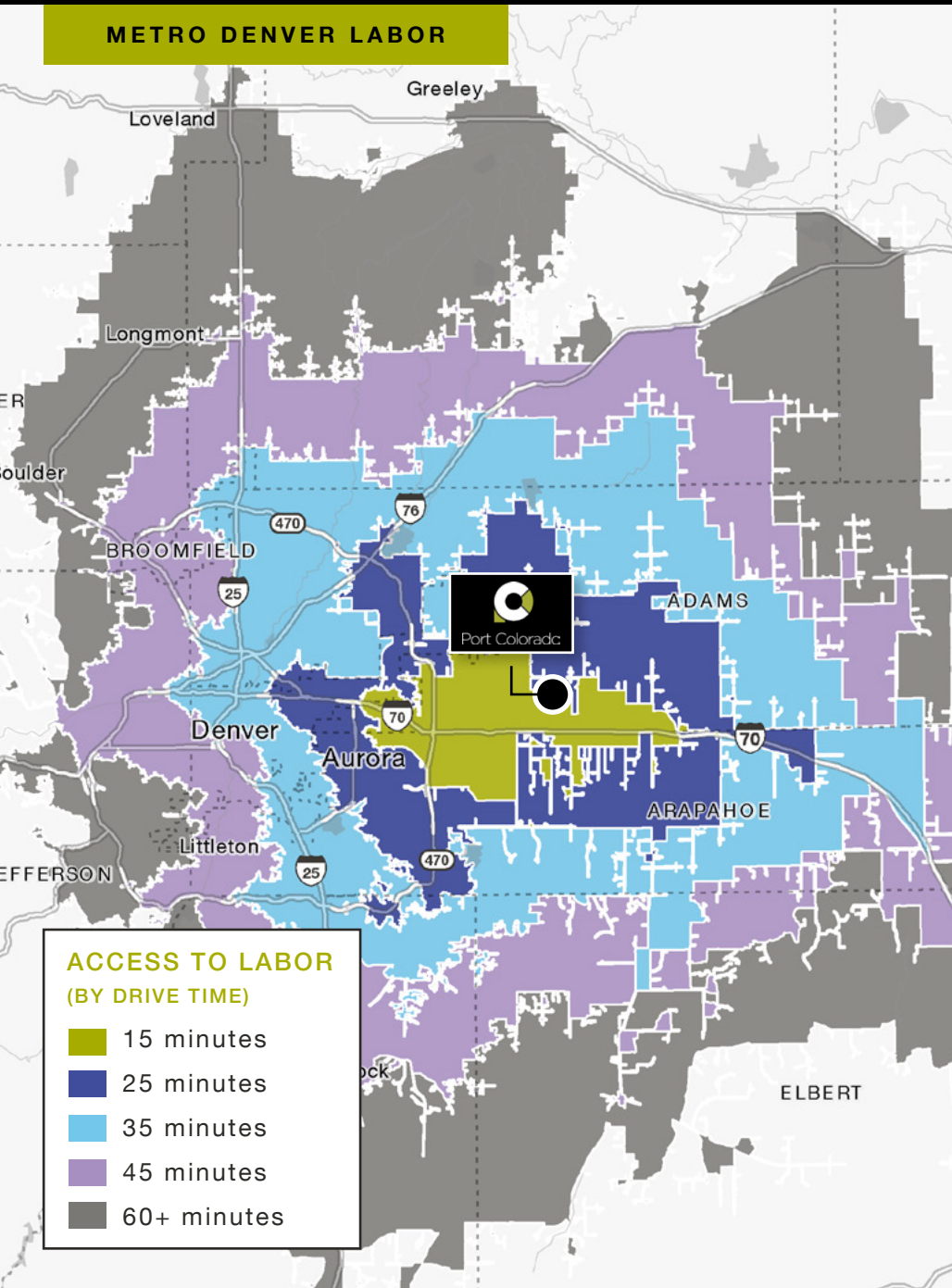
10 minutes

Denver International Airport

25 minutes

Downtown Denver

METRO DENVER LABOR



CONNECTED TO METRO DENVER'S WORKFORCE

Access to Metro Denver's fast growing population of highly-educated and skilled talent

60 percent

of Metro Denver's labor supply is available within a 45-minute drive from Port Colorado

6.31 percent

estimated Metro Denver population growth by the year 2025

±24,500 residential units
est. 72,000 population growth
planned development within 15 minute drive

ranked 3rd

most educated state
WalletHub, 2020

WHY METRO DENVER?

Denver continues to be a top location for millennials and businesses to locate

- + Quality of life
- + Relatively low cost of living compared to coasts
- + Multi-modal transportation
- + Highly educated work force
- + Business-friendly environment

NOTABLE RANKINGS

Ranked best state for promoting innovation (2020)

Ranked best state for millennials (2020)

2nd best place to live in the U.S. (2020)

2nd most-highly educated workforce in the U.S.

2nd largest aerospace economy in the nation

3rd best state for business (2020)

Ranked a top 10 city best positioned to recover from coronavirus

Largest U.S. city with access to both European and Pacific markets in one day





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