

Your inland port to the Rockies

2,244 acres of industrial land with rail service

Site under construction

Zoned and approved for fast track lots

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

Shovel ready Build-to-Suit parcels available

www.portcolorado.com



Metro Denver's only master-planned, rail-served logistics and commerce park opportunity

2,244 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

2.2 million square feet of new industrial spec development on 160 acres planned for Phase I

121.54*

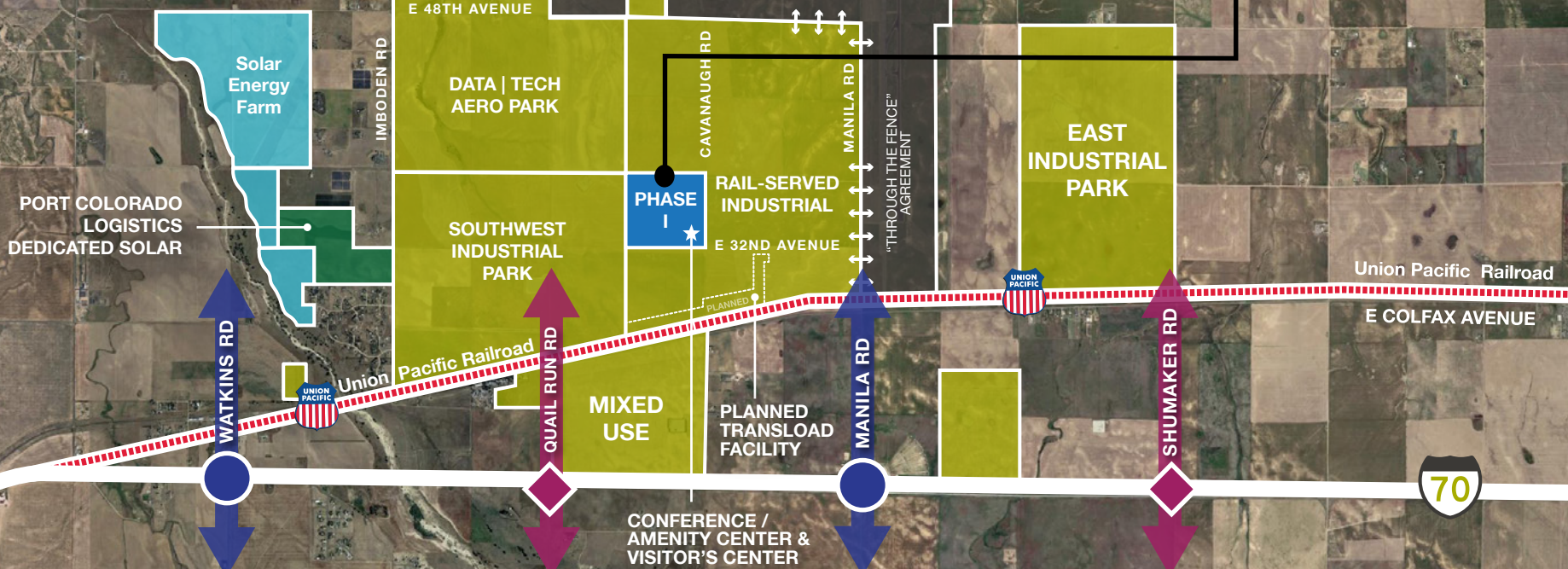
PORT COLORADO TOTAL MILL LEVY RATE

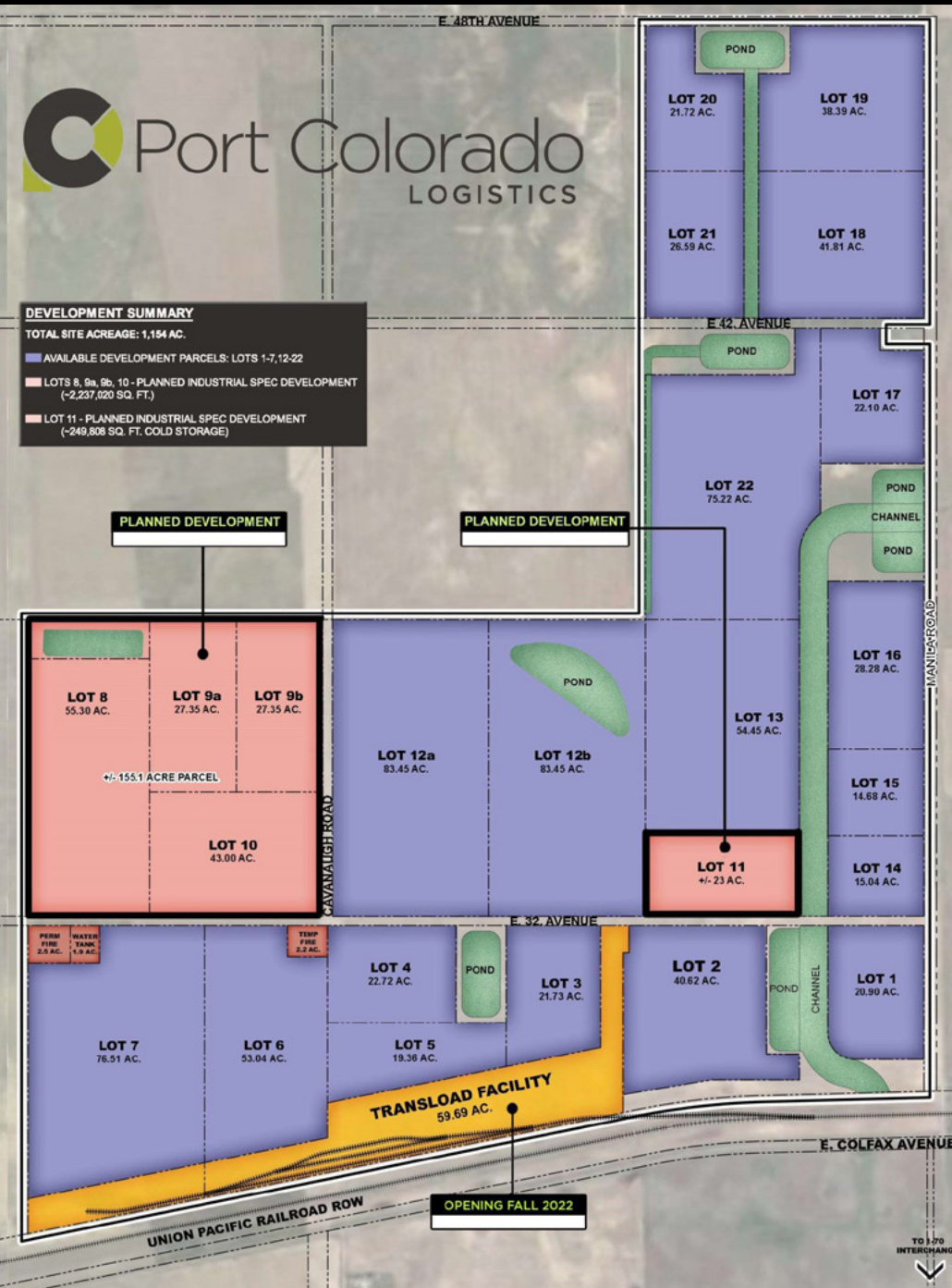
*20-50% lower than other new construction = significant cost savings on gross rent

- Existing/Expandable Interchange
- ◆ Proposed Future Interchange



COLORADO AIR AND SPACE PORT





Ready for development:
Zoned and fast track approval process with City of Aurora; shovel ready lots with FDP in place

Full customization and flexibility

single ownership and experienced development team to accommodate specific requirements

Economic incentives

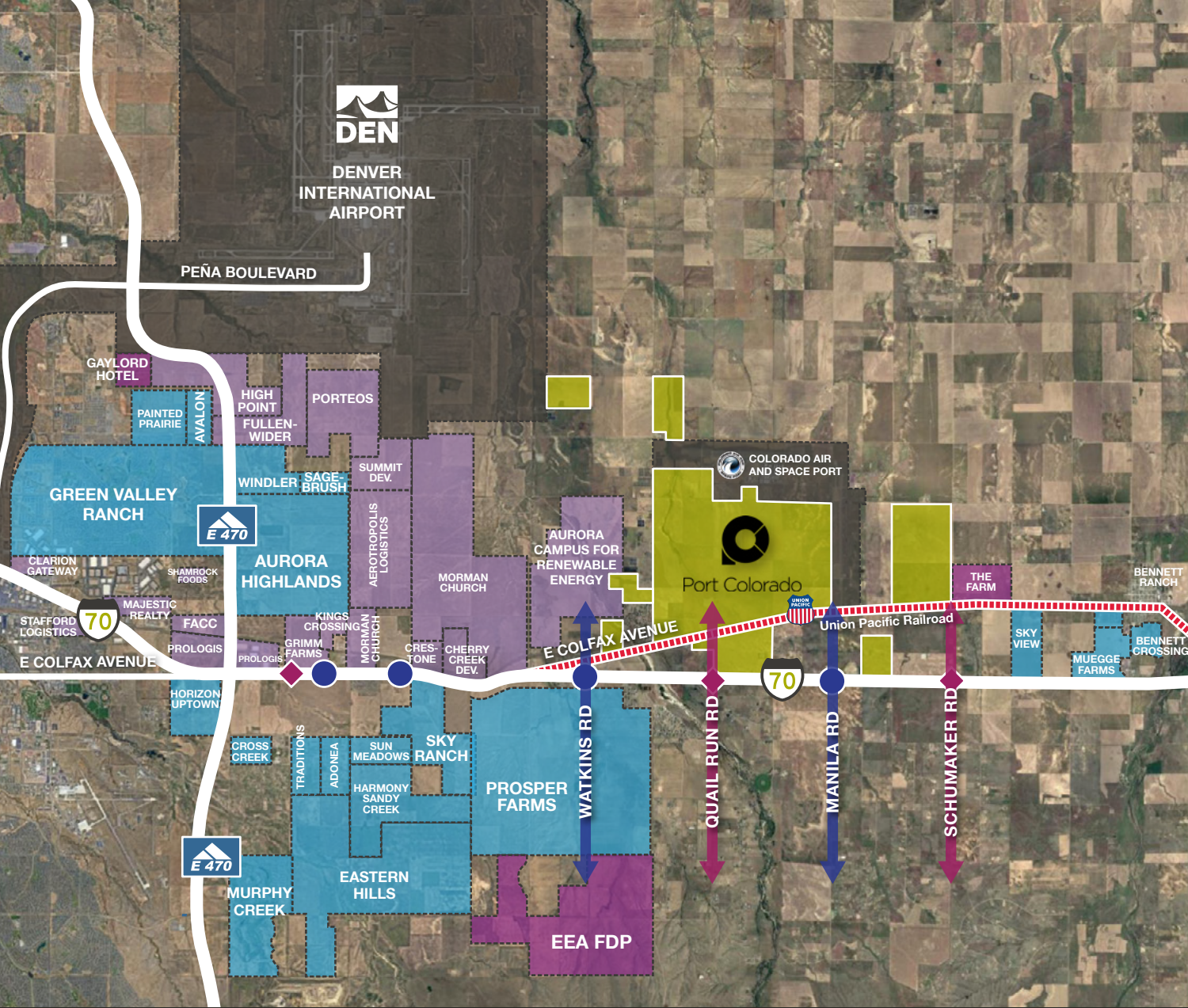
Generous incentives available from City of Aurora and Adams County, located in Foreign Trade Zone 293

Abundant, sustainable energy

+ Certified Xcel Energy Megawatt site
+ Planned 100+ MW solar farm

Redundant, diverse fiber

readily available robust dark and lit fiber from Zayo, ESTech, AT&T, Windstream, CenturyLink and Verizon, plus 5G connectivity throughout park



DENVER
INTERNATIONAL
AIRPORT

PEÑA BOULEVARD



AURORA
HIGHLANDS

COLORADO AIR
AND SPACE PORT

Port Colorado

Union Pacific Railroad



MURPHY CREEK

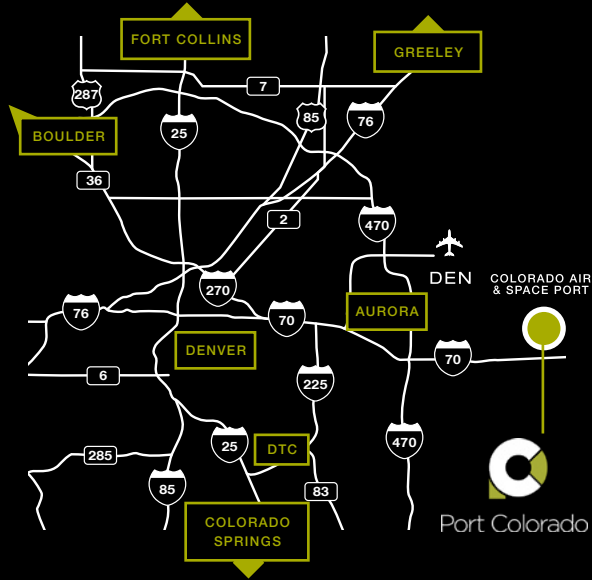
EEA FDP

SURROUNDING DEVELOPMENT

40,000+
residential units
planned/completed

1,500
key Gaylord Hotel/
Convention Center

CORPORATE NEIGHBORS



DRIVE TIMES

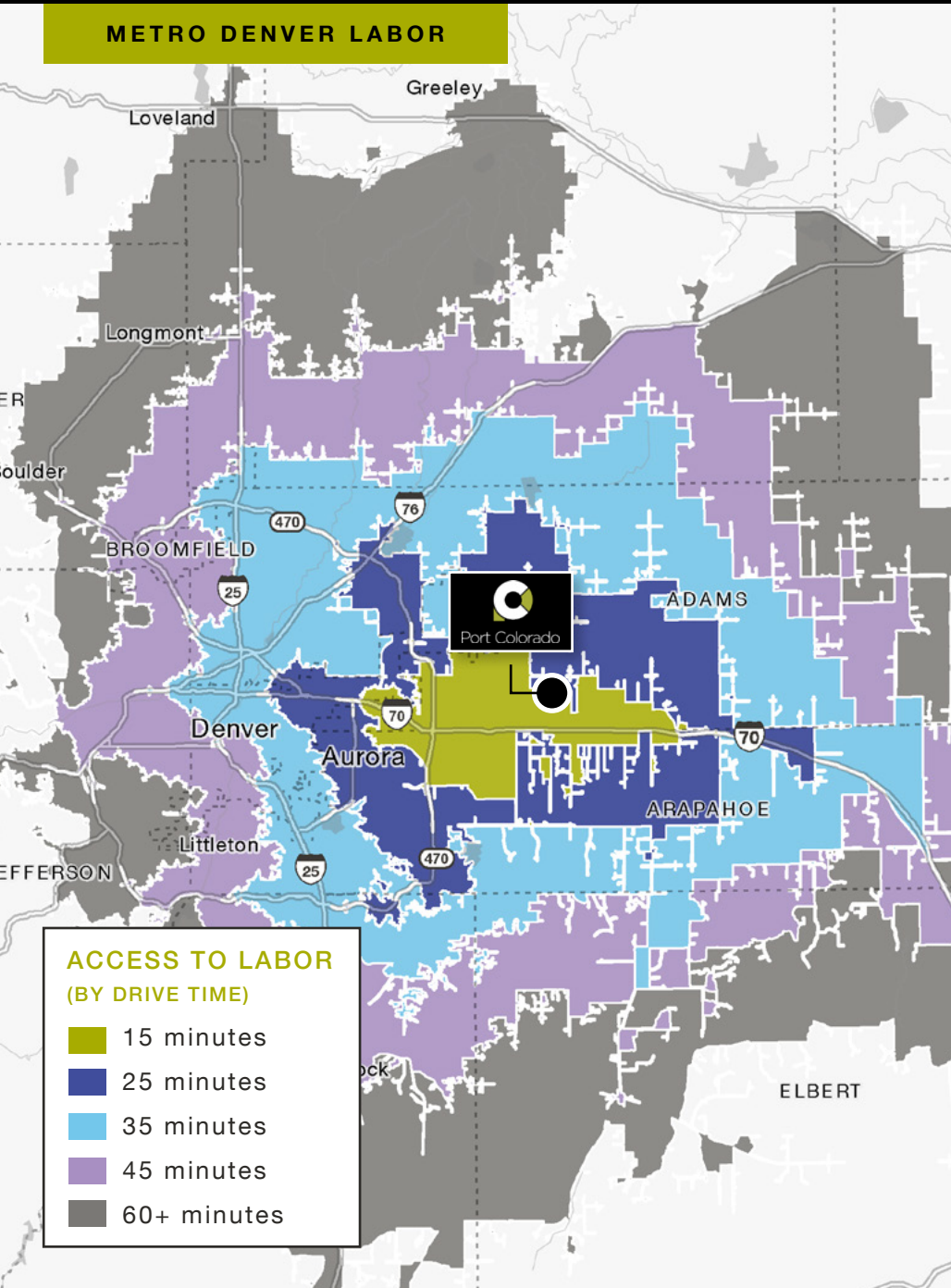
<2 minutes
Interstate 70 / CASP

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





For leasing information:

Tyler Reed, SIOR

tyler.reed@streamrealty.com

303.957.5319

Dominic DiOrio, SIOR

dominic.diorio@streamrealty.com

303.957.5321

Peter Beugg, SIOR

peter.beugg@streamrealty.com

303.957.5320

Stream Realty Partners – Denver L.P.



www.portcolorado.com