

MOMENTUM

LOGISTICS CENTER

www.momentumlogisticscenter.com



>> WATCH OUR VIDEO

Connecting Industry to the Heart of Colorado

Build-to-Suits for Lease or Sale / Land Sales / Up to 600,000 SF Class A Industrial

 CUSHMAN &
WAKEFIELD


KARIS

Advantages that Drive *BUSINESS GROWTH*

At Momentum Logistics Center, you don't have to sacrifice access, location, or value – it's all here. This rare build-to-suit opportunity along the I-76 corridor offers a strategic inner-ring location with excellent proximity to Denver's central core, easy highway access, and flexible zoning – without an associated premium in occupancy costs.



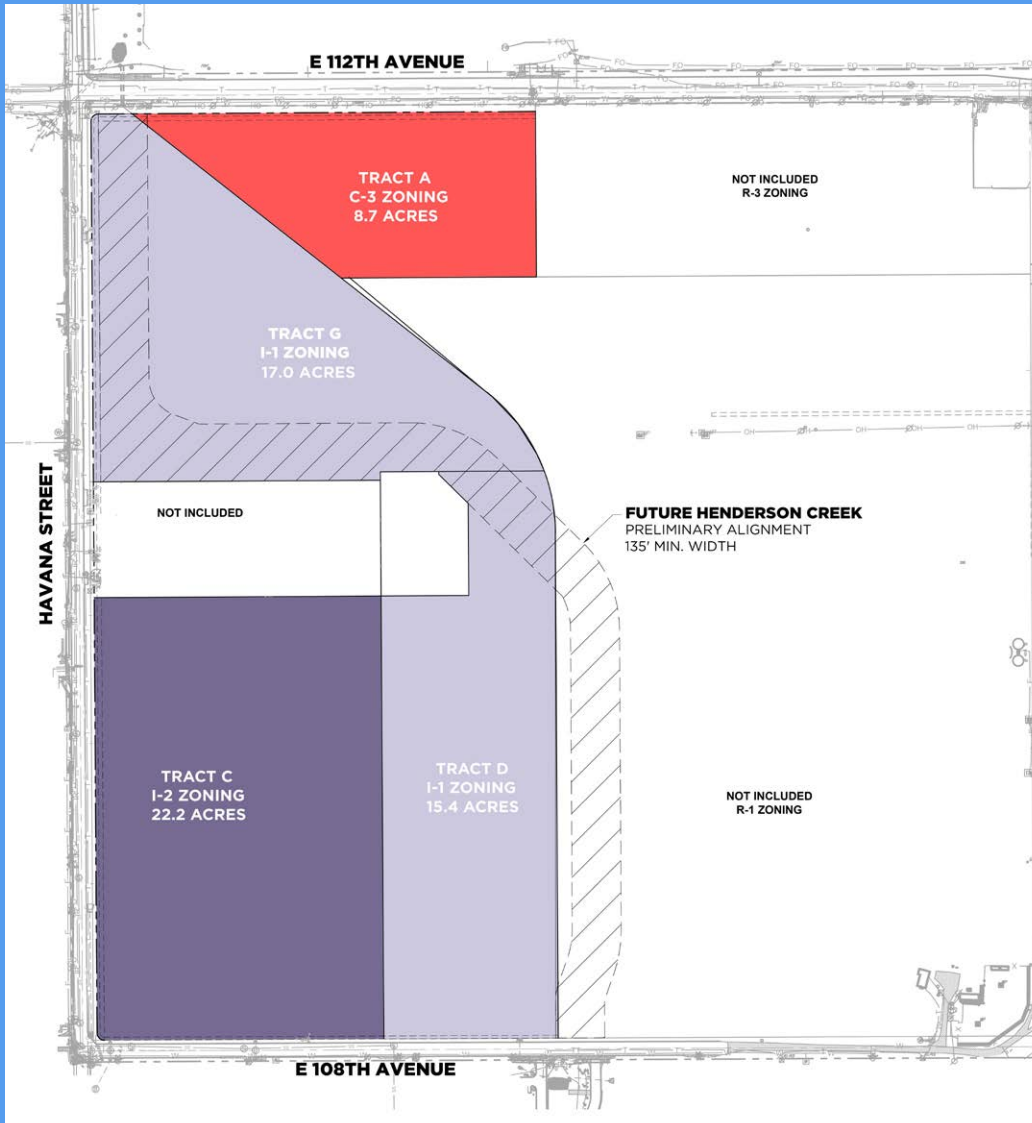
Opportunity Highlights:

- UP TO 62 ACRES (DIVISIBLE TO ± 3 ACRES)
- ACCESS TO A STRONG, GROWING LABOR BASE
- VARIOUS SITE CONFIGURATIONS AND BUILD-TO-SUIT OPPORTUNITIES AVAILABLE
- INDUSTRIAL, DISTRIBUTION, OUTSIDE STORAGE, OR COLD STORAGE
- LAND SALE OPPORTUNITY
- CENTRALLY LOCATED 15 MINUTES FROM I-70 AND I-25
- WATER FOR DEVELOPMENT IN PLACE
- LOCATED JUST NORTH OF THE JUNCTION OF I-76 AND HWY 85
- FLEXIBLE ZONING

CONCEPTUAL SITE PLAN

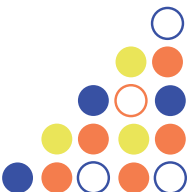


This versatile site offers flexibility to build a variety of facility types: cold storage, bulk storage, rear-loaded small bays, or outside storage.



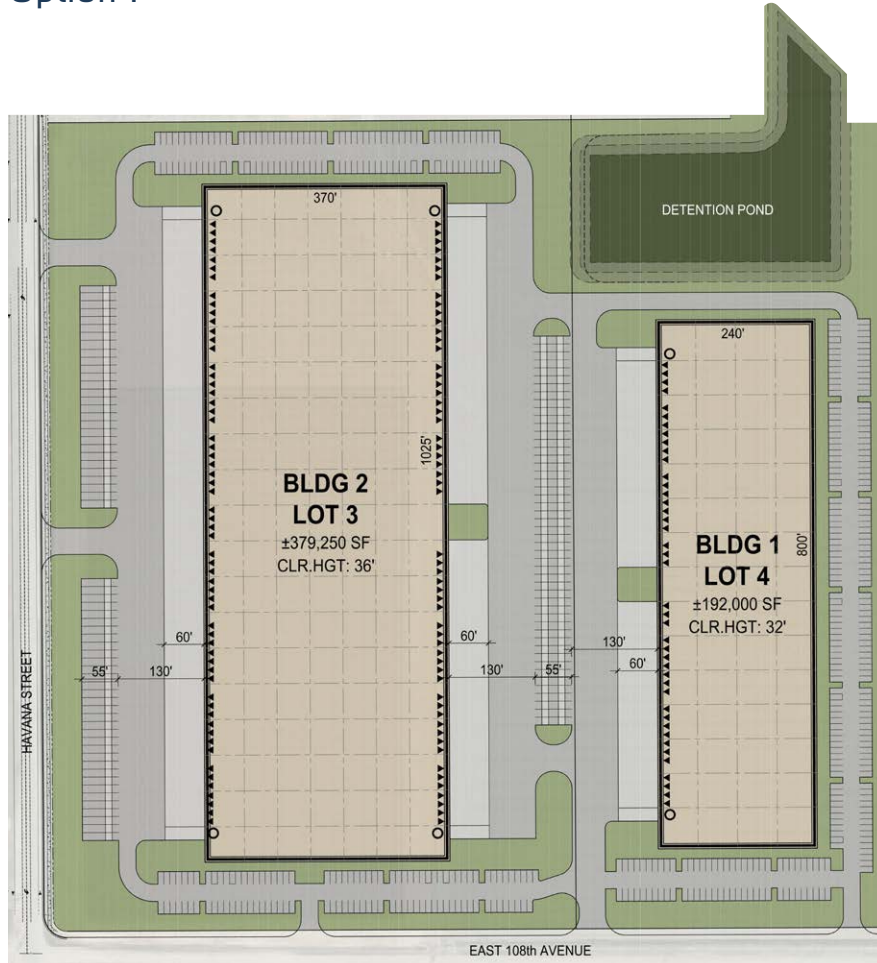
Site Advantages:

- Compelling value proposition with outstanding location for movement of freight and access to a growing industrial workforce
- Closer proximity to Denver's Central Core with superior access to freight corridors intersecting with I-80 at a tremendous value compared to surrounding submarkets
- Competitive property tax mill levy
- Located in Adams County Enterprise Zone and Limon Foreign Trade Zone
- Much closer to central core than Airport submarket developments

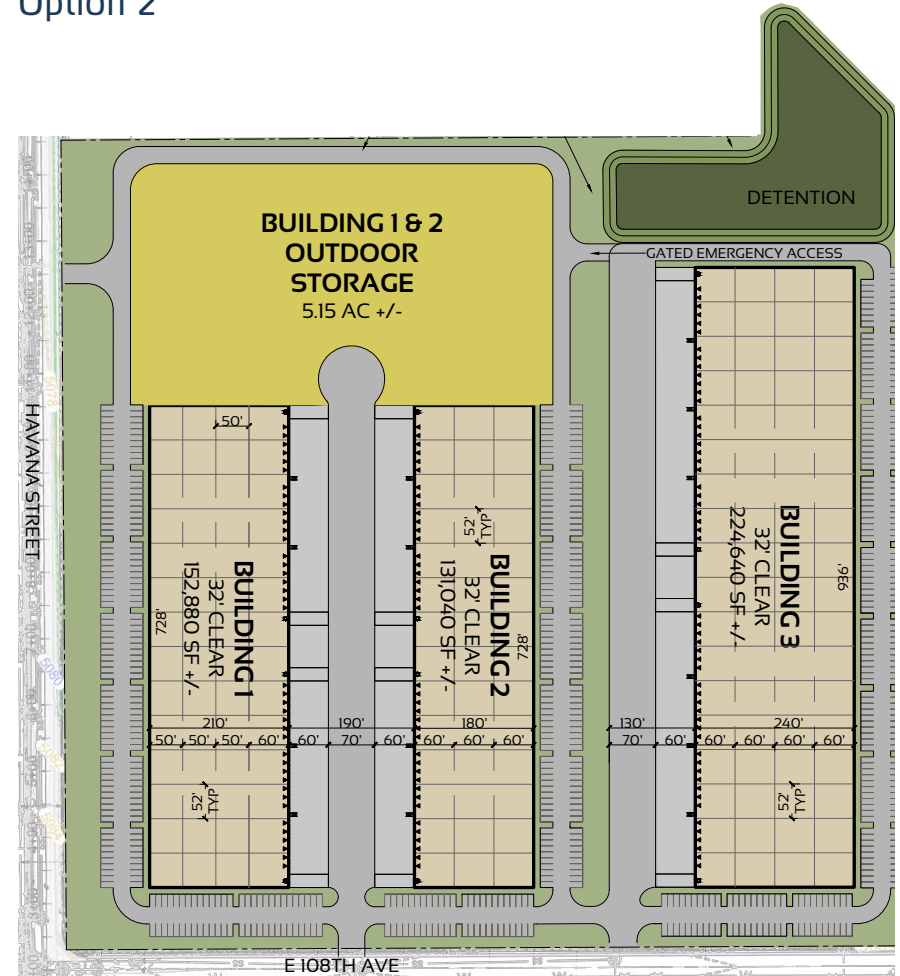


CONCEPTUAL SITE PLANS

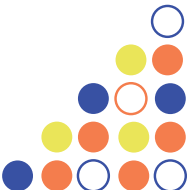
Option 1



Option 2



Other building configurations available, contact C&W team for more information.



Why Momentum Logistics Center and I-76 CORRIDOR?

Locate your business here and enjoy logistical advantages with superior connectivity to freight corridors in all directions that service Metro Denver, the Front Range and regionally with shorter drive times, less traffic congestion, and easier access to I-25, I-70 and I-80.

DESTINATIONS:

Downtown Denver: 21 minutes (14 miles)
DEN: 23 minutes (15 miles)
Boulder: 37 minutes (31 miles)
Fort Collins: 1 hour (56 miles)
Colorado Springs: 1 hr 15 minutes (85 miles)

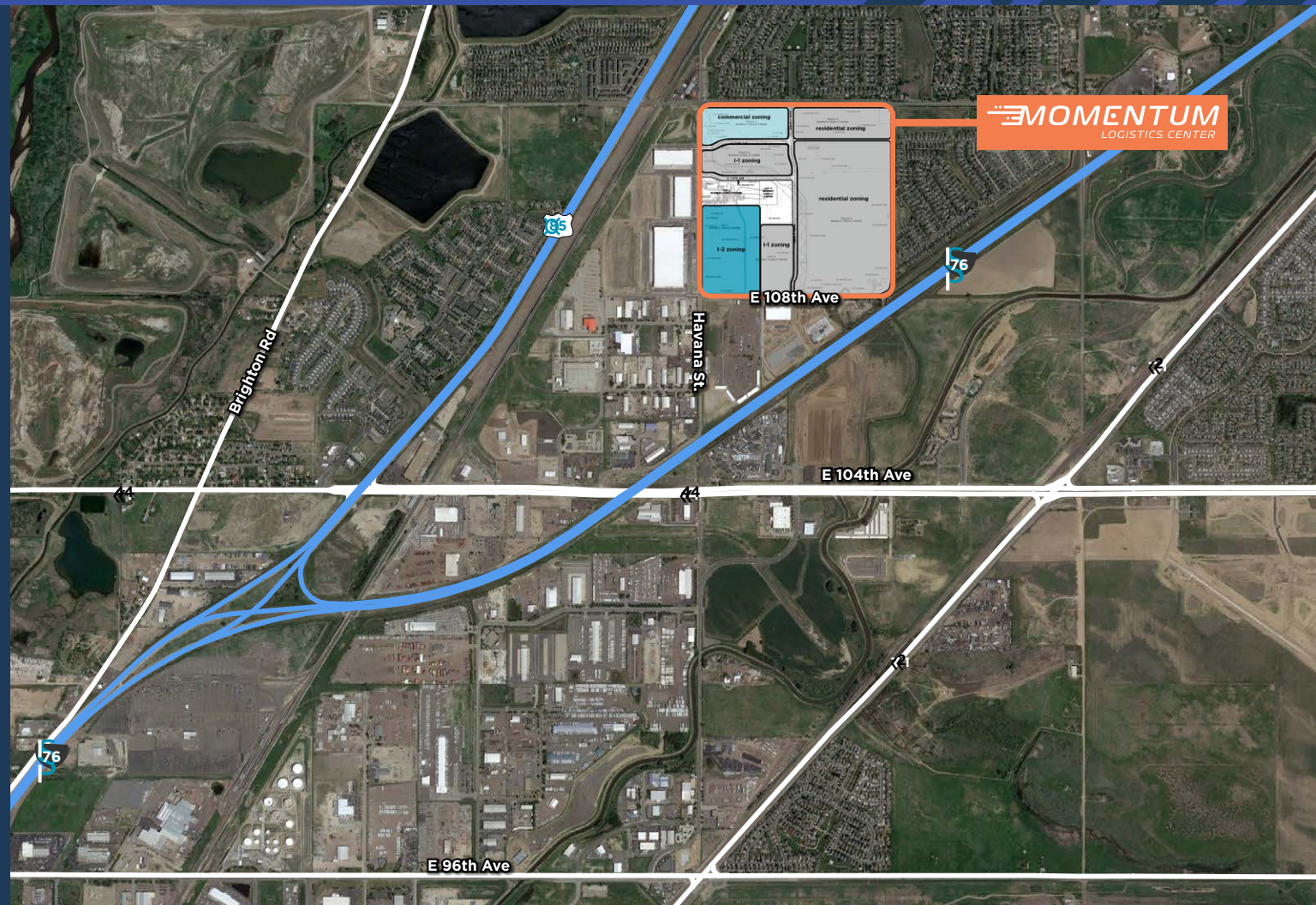
ACCESS:

I-25: 10 minutes (7 miles)
I-76: 7 minutes (4 miles)
Highway 85: 1 minute (0.5 mile)
E-470: 7 minutes (4 miles)
I-70: 18 minutes (16 miles)
I-25/I-80 junction: 1 hr, 20 minutes (92 miles)
I-76/I-80 junction: 2 hrs, 15 minutes (150 miles)

CLICK BELOW TO EXPLORE

LOCAL / REGIONAL
ACCESS & DRIVE TIMES

AMENITIES & INFRASTRUCTURE



Ready For MILE-HIGH GROWTH?

When you're ready to grow and thrive, the talent you need will be here too. Be near a growing, skilled labor force - and offer them a workplace that's easily accessible and close to everything metro Denver has to offer.

Labor & Demographics

| 20 MILE RADIUS | MOMENTUM | NATIONAL AVG. |
|-------------------------------|-----------|---------------|
| Annual Population Growth Rate | 0.74% | 0.25% |
| Local Households | 898,002 | 196,775 |
| Labor Force | 1,070,212 | 152,056 |
| Median Household Income | \$85,688 | \$72,414 |
| Median Age | 34.5 | 38.9 |
| Average Household Size | 2.49 | 2.55 |
| Median Home Value | \$446,271 | \$374,078 |

Workforce Snapshot

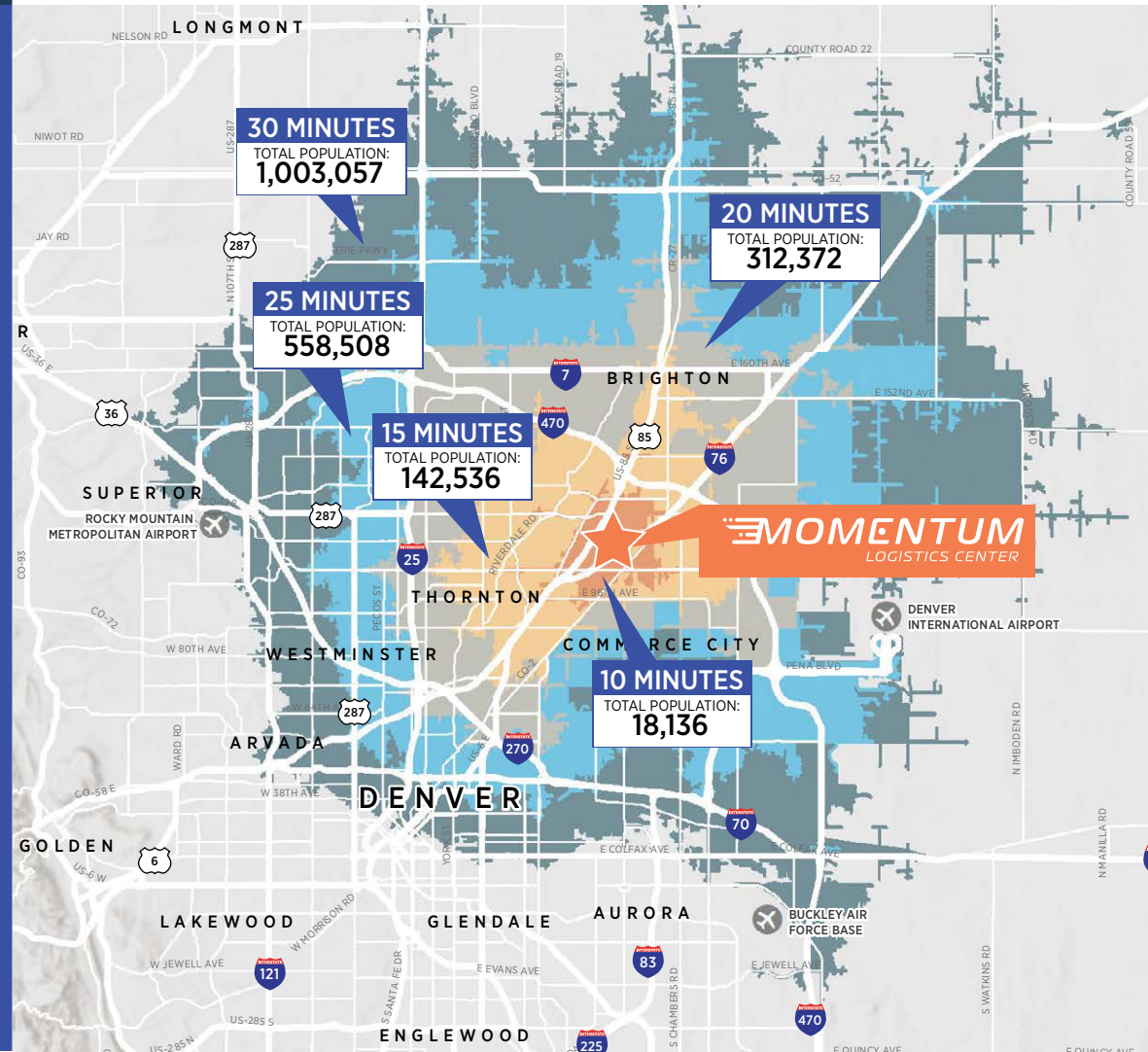
\$37,856
AVG. SALARY

214,623
BLUE COLLAR
EMPLOYMENT

1,526,034
LABOR FORCE

6.72%
UNEMPLOYMENT
RATE

61,632
TRANSPORTATION &
WAREHOUSE WORKERS



MOMENTUM

LOGISTICS CENTER

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ABOUT KARIS:

Karis develops industrial development sites, cold storage facilities, and data center development sites across key U.S. markets, delivering power-ready sites and infrastructure designed for logistics, distribution, and mission-critical operations. We build with purpose, execute with precision, and create lasting value.



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