



LOVETT
INDUSTRIAL



INTERSTATE

LOGISTICS CENTER

21251 E 152nd Avenue
Brighton, Colorado 80603

1.25M SF

CLASS A INDUSTRIAL PARK

PHASE ONE SITE PLAN

Will Consider Land Sales



INTERSTATE
LOGISTICS CENTER

1,247,120 SF

TOTAL PROJECT SIZE

±90 ACRES

TOTAL SITE SIZE

BUILD-TO-SUIT

OPTIONS AVAILABLE

DETECTION
7.1 ACRES



POTENTIAL
RAIL ACCESS



FRONT LOAD &
CROSS DOCK
CONFIGURATIONS



130'-185'
TRUCK COURTS



LOCATED IN THE
ADAMS COUNTY
ENTERPRISE ZONE

PHASE 1

PHASE 2

DETECTION
4.9 ACRES

E 152nd Ave
MAIN ACCESS

E 152nd Ave

E 152nd Ave

76

BNSF

BUILDING 1
CROSS DOCK
322,282 SF

BUILDING 2
FRONT LOAD
198,720 SF

BUILDING 3
FRONT LOAD
148,800 SF
20 TRUCKS P/S

BUILDING 4
CROSS DOCK
180,000 SF
20 TRUCKS P/S



20' PIPELINE
MAINTENANCE
EASEMENT

ADAMS COUNTY 10 INDUSTRIAL SETBACK

PHASE ONE

BUILDING SPECS



BUILDING 1

PROJECT SIZE:	320,320 SF
COLUMN SPACING:	56' X 60'
MILL RATE:	112.49
OFFICE AREA:	TO SUIT
CLEAR HEIGHT:	36 FEET
PARKING:	80:1,000
TRAILER PARKING:	124 STALLS
FIRE SPRINKLER:	ESFR
DOCK-HIGH:	80 (9' X 10')
DRIVE-IN:	FOUR (4) 12' X 14'
CONFIGURATION:	CROSS DOCK

BUILDING 2

PROJECT SIZE:	198,720 SF
COLUMN SPACING:	56' X 60'
MILL RATE:	112.49
OFFICE AREA:	TO SUIT
CLEAR HEIGHT:	32 FEET
PARKING:	60:1,000
TRAILER PARKING:	72 STALLS
FIRE SPRINKLER:	ESFR
DOCK-HIGH:	50 (9' X 10')
DRIVE-IN:	TWO (2) 12' X 14'
CONFIGURATION:	FRONT PARK/REAR LOAD



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LOGISTICAL ADVANTAGES



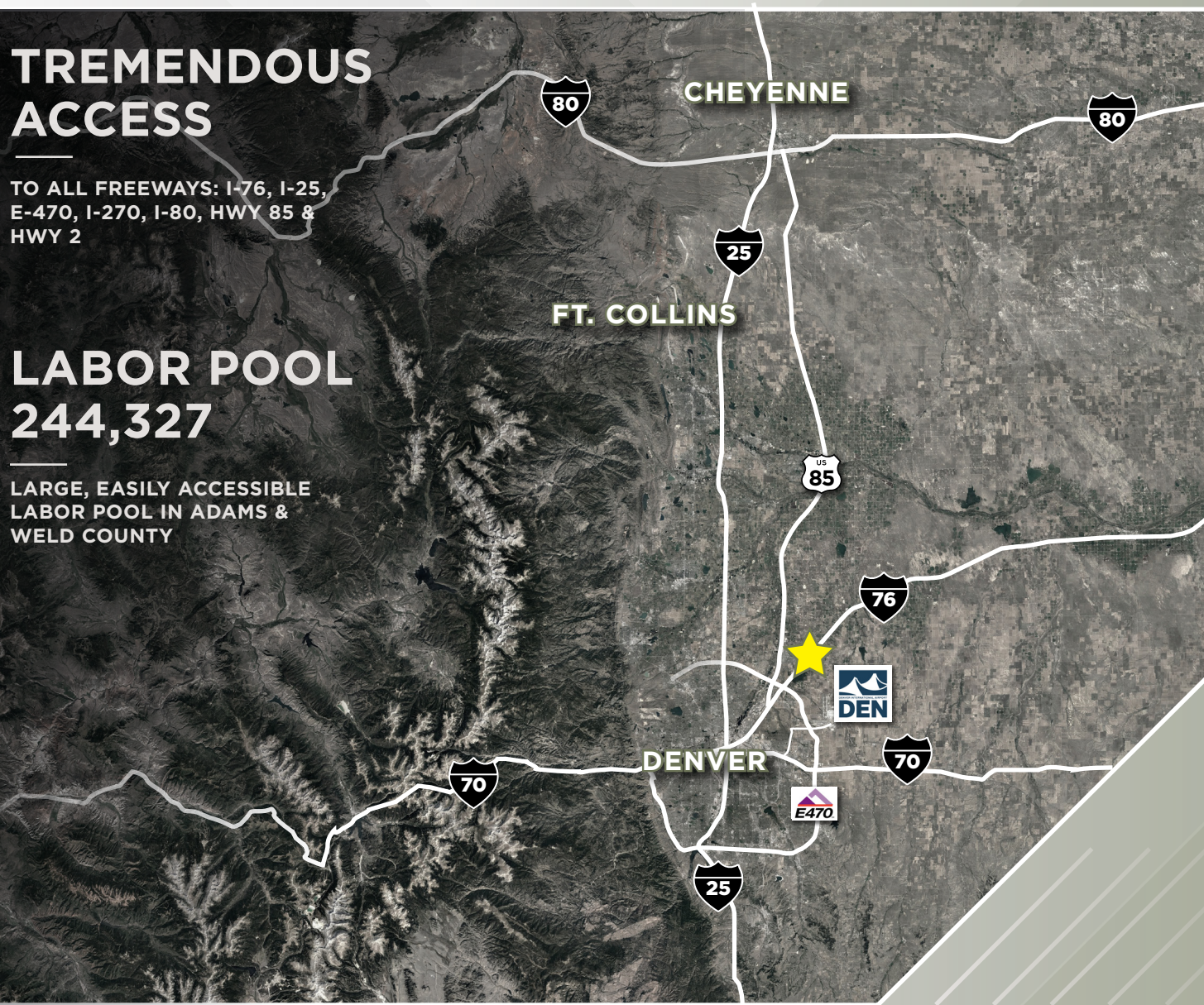
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TREMENDOUS ACCESS

TO ALL FREEWAYS: I-76, I-25,
E-470, I-270, I-80, HWY 85 &
HWY 2

LABOR POOL 244,327

LARGE, EASILY ACCESSIBLE
LABOR POOL IN ADAMS &
WELD COUNTY



RELIABLE
FREIGHT DISTRICT
CONNECTIVITY



FLEXIBLE BTS
OPTIONS



EASILY AVOID
CONGESTED AREAS
SUCH AS I-70 &
TOLL ROADS



ADAMS COUNTY:
TOP 10 FASTEST
GROWING COUNTIES
IN COLORADO



ADJACENT TO A
RAPIDLY EXPANDING
LABOR POOL



ADAMS COUNTY:
LOWEST WORK
FORCE AVERAGE
HOME PRICE IN
METRO DENVER



ADAMS COUNTY
POPULATION: 520,126
HAS PROJECTED
GROWTH OF 29,981
OVER NEXT 5 YRS

REGIONAL INDUSTRIAL MARKET MAP

REGION-WIDE CONNECTIVITY

EXCELLENT LOCATION



	DESTINATION	MILEAGE
1	CHEYENNE, WY	102 MILES
2	SALT LAKE CITY, UT	520 MILES
3	KANSAS CITY, MO	605 MILES
4	OKLAHOMA CITY, OK	680 MILES
5	DALLAS, TX	794 MILES
6	AUSTIN, TX	919 MILES
7	HOUSTON, TX	1,028 MILES
8	ALBUQUERQUE, NM	450 MILES
9	PHOENIX, AZ	864 MILES
10	LAS VEGAS, NV	750 MILES
11	LOS ANGELES, CA	1,017 MILES
12	RENO, NV	990 MILES
13	SACRAMENTO, CA	1,122 MILES
14	BOISE, ID	815 MILES
15	PORTLAND, OR	1,241 MILES
16	SEATTLE, WA	1,304 MILES



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1,247,120 SF

TOTAL PROJECT SIZE

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Developed by:

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Leasing by:

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WAKEFIELD**