

# DENALI

— LOGISTICS PARK —



EXCEED YOUR GOALS AT DENVER'S SUMMIT



**32,000 - 248,692 SF AVAILABLE NOW**



STATE OF  
THE ART NEW  
CONSTRUCTION



3 BUILDINGS  
TOTALING 759,620  
SF ON 216 ACRES



BTS SITES  
AVAILABLE UP TO  
1,209,000 SF



AIRPORT DISTRICT  
ZONING  
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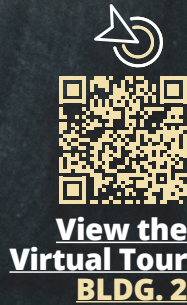
# SITE DETAILS



## BUILDING 1 6650 N. DENALI ST.

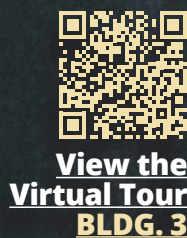
Remaining Space	248,692 SF
Divisible	62,428 SF
Dock Doors	68
Drive in Doors	2
Remaining Auto Spaces	129
Remaining Trailer Spaces	46
Clear Height	40'
Building Depth	370'
Column Spacing	56' x 50'
Power	3,400 amps

PARCEL	ACRES	BUILDING	SQUARE FEET	
		4	134,640 SF	
		5	186,900 SF	
<b>6</b>	<b>84</b>	6	180,000 SF	
		7	702,000 SF	
<b>PHASE 1</b>		1	352,614 SF	
	<b>7</b>	<b>57</b>	2	205,811 SF
		3	201,193 SF	
		8	1,209,000 SF	



## BUILDING 2 6550 N. DENALI ST.

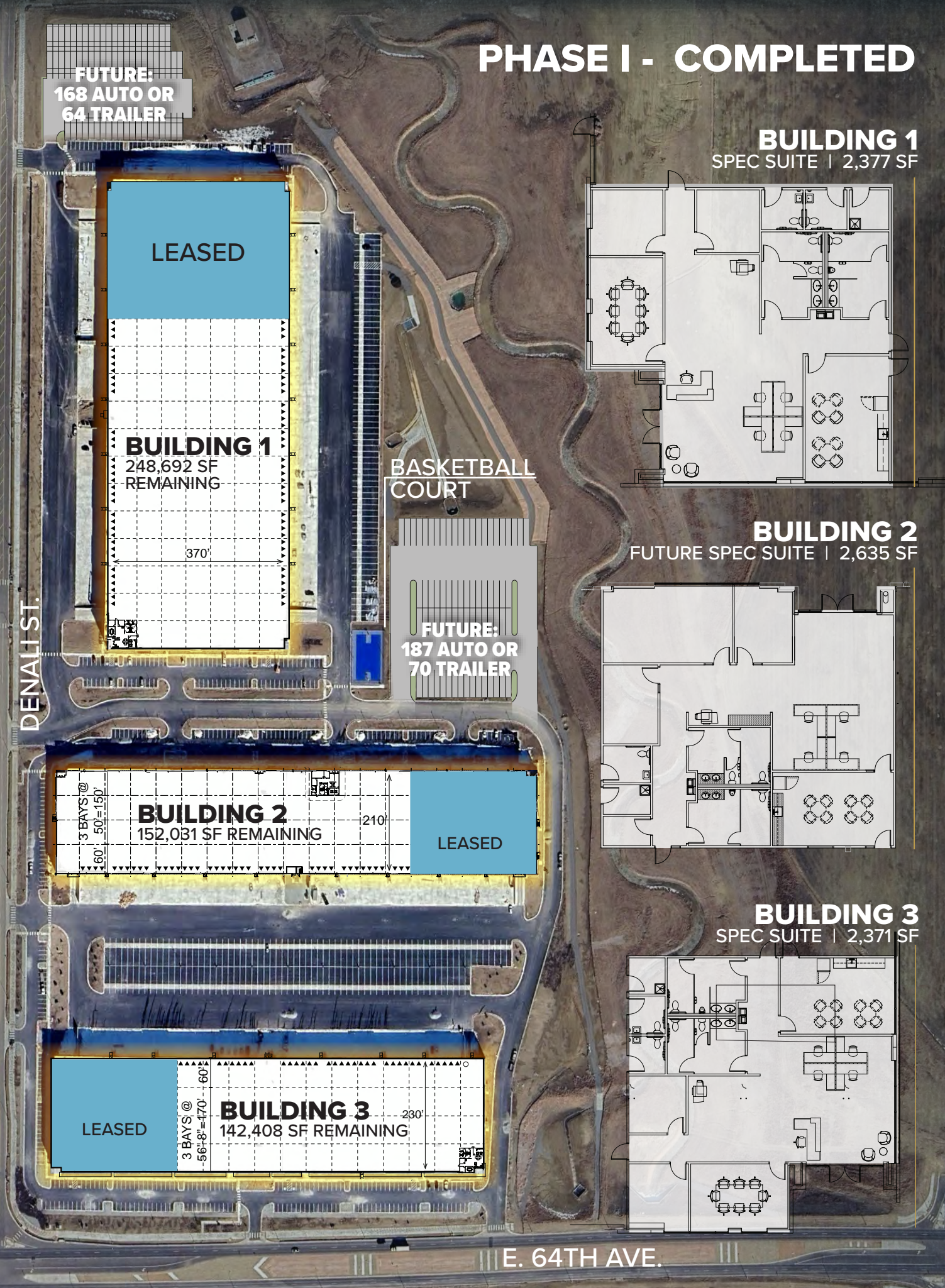
Remaining Space	152,031 SF
Divisible	31,839 SF
Dock Doors	42
Drive in Doors	1 (8 future)
Existing Auto Spaces	127
Remaining Trailer Spaces	51
Clear Height	32'
Building Depth	210'
Column Spacing	52' x 50'
Power	2,400 amps



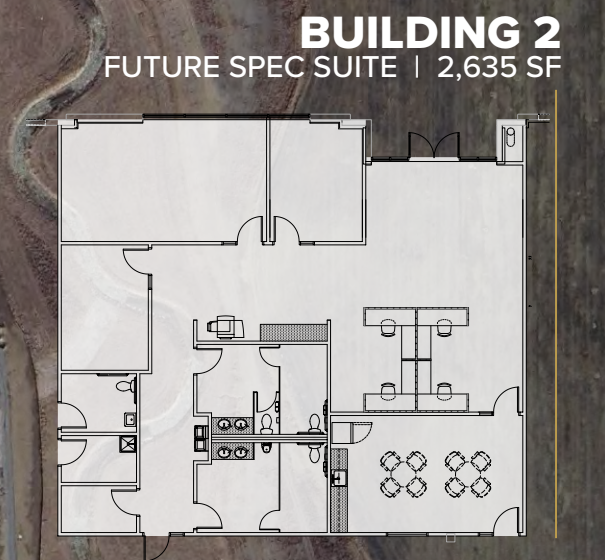
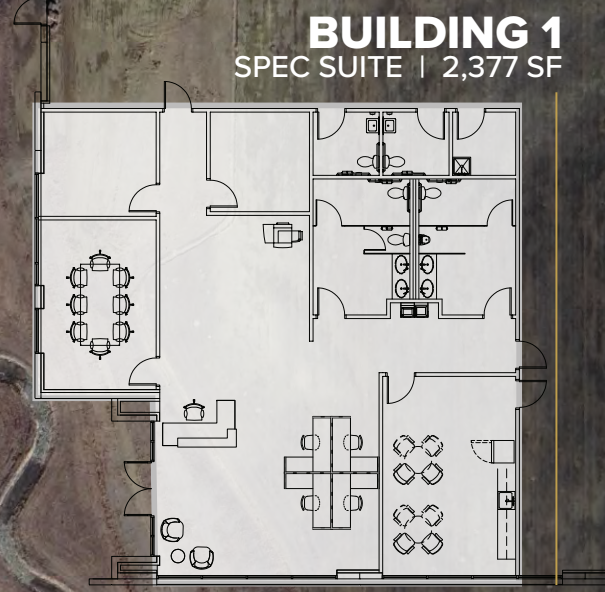
## BUILDING 3 24251 E. 64TH AVE.

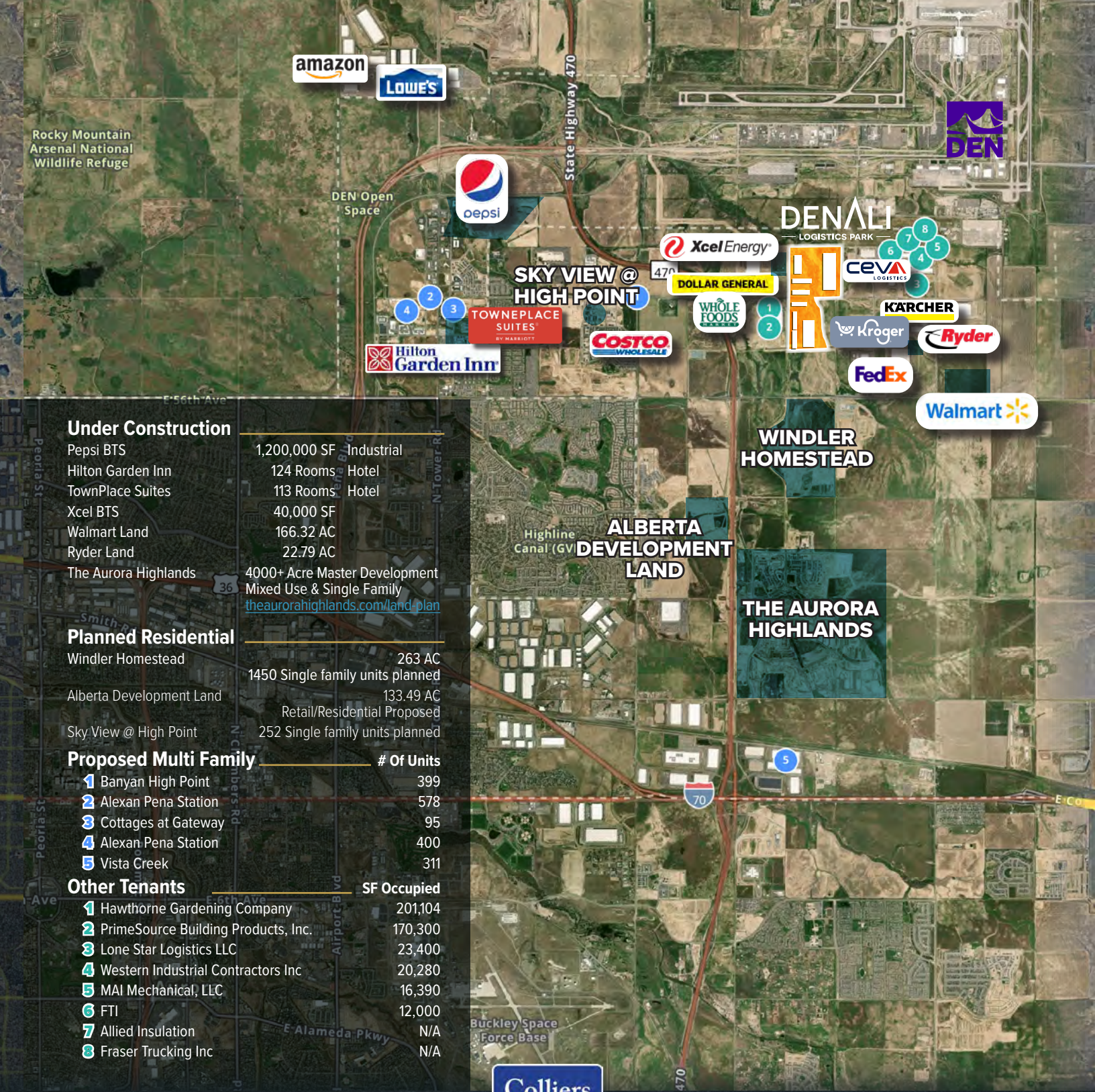
Remaining Space	142,408 SF
Divisible	34,772 SF
Dock Doors	36
Drive in Doors	1 (6 future)
Existing Auto Spaces	141
Existing Trailer Spaces	44
Clear Height	32'
Building Depth	230'
Column Spacing	52' x 56'
Power	2,118 amps

- BUILDING SIZE/CONFIGURATION CAN BE MODIFIED TO SUIT UP TO 1,209,000 SF
- ZONING ALLOWS FOR WIDE RANGE OF INDUSTRIAL USES
- FENCED/SECURED STORAGE PERMITTED



# PHASE I - COMPLETED





### Under Construction

Pepsi BTS	1,200,000 SF	Industrial
Hilton Garden Inn	124 Rooms	Hotel
TownPlace Suites	113 Rooms	Hotel
Xcel BTS	40,000 SF	
Walmart Land	166.32 AC	
Ryder Land	22.79 AC	
The Aurora Highlands	4000+ Acre Master Development	Mixed Use & Single Family
		<a href="http://theaurorahighlands.com/land-plan">theaurorahighlands.com/land-plan</a>

### Planned Residential

Windler Homestead	263 AC	
	1450 Single family units planned	
Alberta Development Land	133.49 AC	
	Retail/Residential Proposed	
Sky View @ High Point	252 Single family units planned	

### Proposed Multi Family

	# Of Units
1 Banyan High Point	399
2 Alexan Pena Station	578
3 Cottages at Gateway	95
4 Alexan Pena Station	400
5 Vista Creek	311

### Other Tenants

	SF Occupied
1 Hawthorne Gardening Company	201,104
2 PrimeSource Building Products, Inc.	170,300
3 Lone Star Logistics LLC	23,400
4 Western Industrial Contractors Inc	20,280
5 MAI Mechanical, LLC	16,390
6 FTI	12,000
7 Allied Insulation	N/A
8 Fraser Trucking Inc	N/A



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