



PROVIDING CONNECTIVITY & PREDICTABILITY



**5 BUILDINGS,
954,311 SF**

Bulk Distribution
& Rear Load



CONNECTIVITY

SEC 112th & Hwy. 85
(Intersection of
I-76 & Hwy. 85)



**SUPERIOR
DRIVE TIMES**

Compared to
I-70 Projects



LABOR

Strong Workforce Growth
in Immediate Area



I-1 & I-2

Zoning, allowing for
Outside Storage



**558,000 SF
DELIVERED**

385,634 SF Available in
New Construction



 VIDEO OF COMPLETED PHASE 1



FOR ADDITIONAL INFORMATION:

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Stream Realty Partners – Denver L.P.





- Colorado Logistics Park (CLP) is a New Construction, Class A Industrial Development, totaling 954,311 square feet in 5 buildings
- 2 bulk distribution buildings, 3 rear load buildings on a 60 acre site
- Phase 1 delivered 558,000 SF in 3 buildings in December 2020
- Outside storage permitted and build-to-suit sites available
- Located just north of the junction of I-76 and Hwy. 85, CLP is near five major arterials including E-470, allowing for ease of access and close-in proximity for distribution
- CLP's strategic location provides convenient and predictable connectivity to Denver's freight corridors offering options in every direction, enabling route stability and predictability
- CLP is in close proximity to Metro Denver's largest wage labor pool and a growing population base
- CLP is located in both the **Limon Foreign Trade Zone 293 (FTZ-293)** and the **Adams County Enterprise Zone**

City / County	Commerce City / Adams
Zoning	I-1 & I-2, Allows for Outside Storage
Power	480v, 3 phase, 2,000-4,000 amps
Sprinklers	ESFR
Utilities	United Power, Xcel Gas, South Adams Water
Location	Enterprise Zone
Accessibility	Hwy. 85, I-76 & E-470
Lease Rate	Contact Brokers
Sale Price	Contact Brokers

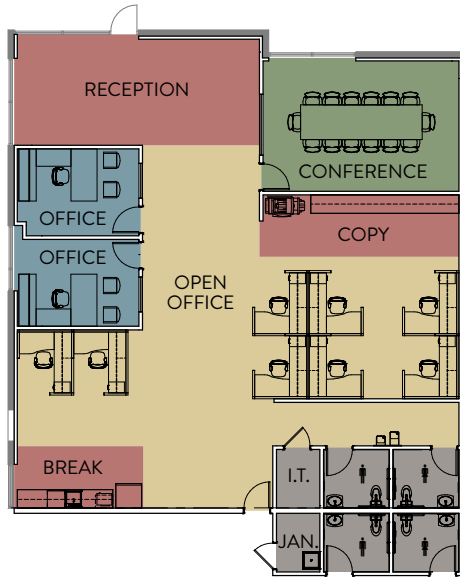


3 LEASES SIGNED!

Status	Building	Address	Building Size	Available Space	Spec Suites	Building Depth	Clear Height	Dock-High Doors (9'x10')	Drive-In Doors (12'x14')	Truck Court Depth	Typ. Column Spacing	Parking Spaces
PHASE 1 Delivered	A	11089 Havana St	106,475 SF	72,818 SF	3,022 SF	200'	28'	24	4	140'	50' X 50'	157
	B	11029 Havana St	121,275 SF	64,565 SF	2,963 SF	220'	28'	24	4	270'	50' X 50'	103
	D	10899 Havana St	330,250 SF	248,251 SF	NWC: 2,855 SF SEC: 2,853 SF	400'	36'	64	4	184'	50' X 50'	220
PHASE 2 Spec Buildings, or BTS Sites, or Add'l. Yard/Parking	C	11019 Havana St	132,054 SF	132,054 SF	BTS	240'	28'	24	4	270'	50' X 50'	82
	E	10889 Havana St	264,257 SF	264,257 SF	BTS	320'	36'	64	4	184'	50' X 50'	180

BUILDING A

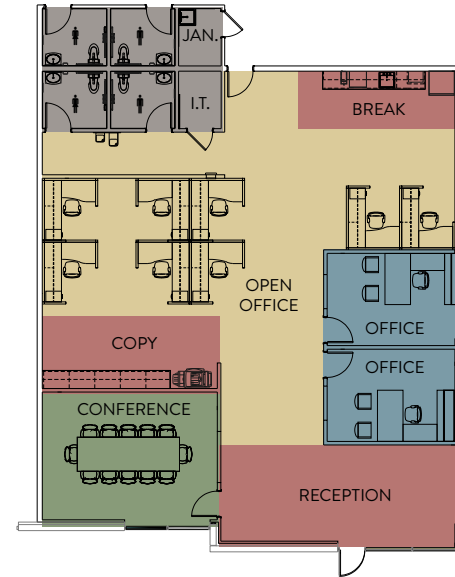
3,022 SF spec suite (under construction)



NORTH 

BUILDING B

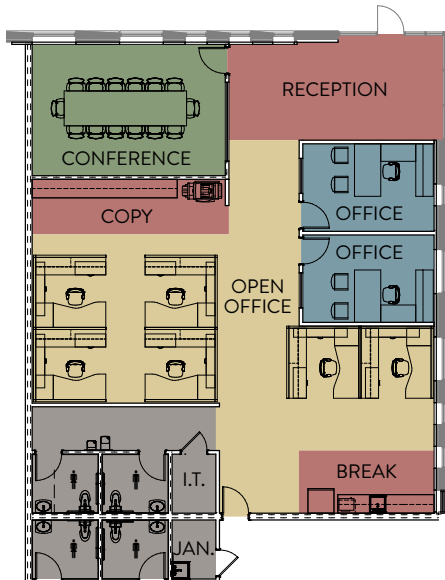
2,963 SF spec suite (under construction)



NORTH 

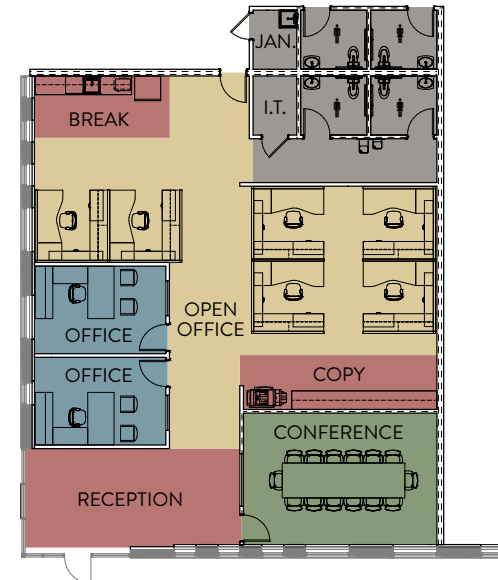
BUILDING D

NWC: 2,855 SF spec suite (planned)



NORTH 

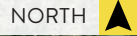
SEC: 2,853 SF spec suite (planned)



NORTH 

PROVEN LOCATION!

Come join the world's leading logistics companies.



BASF
We create chemistry

FASTENAL

Schlumberger

UNION PACIFIC

rkmechanical

Cummins

UE Compression

FedEx

ONEIDA
COLD STORAGE & WAREHOUSE

LOWE'S

XPO Logistics

SALA
LTL Freight

R W SPECIALTIES, INC

HD SUPPLY

THE HOME DEPOT

Airgas

Acme DISTRIBUTION



LOGISTIC ADVANTAGES

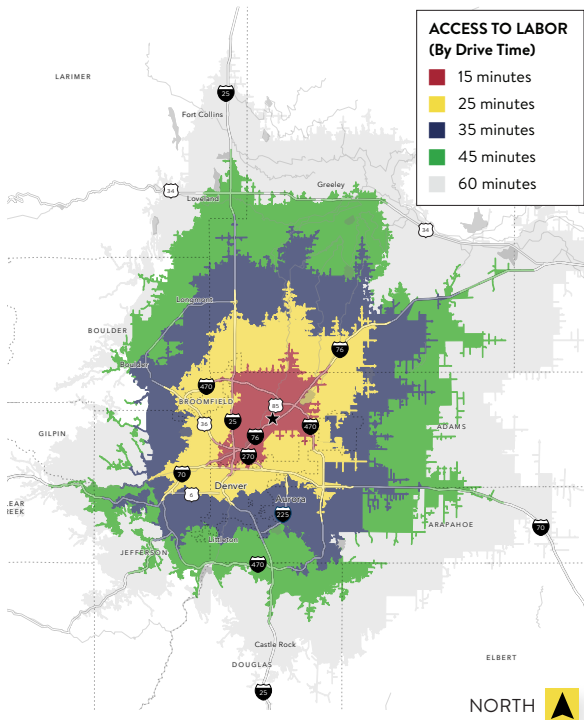
“No other site located within Denver’s E-470 Beltway produces a **lower cost solution for delivery of products** within Metro Denver, while simultaneously offering the **widest array of alternative freight corridors to accomplish delivery.**”

– IMS Worldwide Inc. (Logistics Consultant)

- Immediate access to major arterials: **I-76, E-470, Hwy. 85, Hwy. 2, 104th Ave**
- Substantial **connectivity to freight corridors** in all directions, providing **route stability and predictability**; particularly significant due to ever increasing congestion on the I-70 corridor
- Supports **efficient delivery routes to end user markets** with or without access to the E-470 network
- Efficient **access to all main rail intermodal facilities** (Union Pacific, BNSF, Rock Island, 5 additional transload facilities in Commerce City)
- CLP is **located within the “minimum charge” delivery zone**, avoids congestion of I-70, which results in **avoiding fuel surcharges and lowers total delivery costs** to end user markets

ACCESS TO LABOR

Connected to Metro Denver’s Workforce



Access to Metro Denver’s fast-growing population of diverse and skilled talent

80 percent

of Metro Denver’s labor supply is available within a 35-minute drive of Colorado Logistics Park
(Source: U.S. Bureau of Labor statistics)

Ranked 2nd

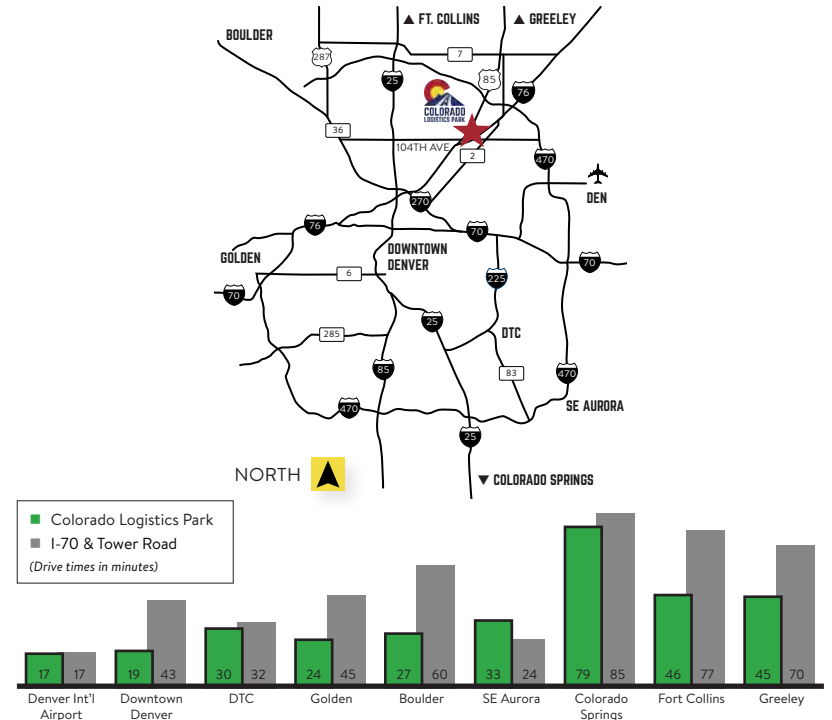
Adams County ranks second out of the largest counties in the nation in employment growth
(Source: U.S. Bureau of Labor statistics)

Ranked 3rd

Commerce City is Colorado’s third fastest growing city

DRIVE-TIME ADVANTAGES

Providing Connectivity & Predictability





HAVANA ST

DOWNTOWN DENVER

HWY. 85

WWW.COLORADOLOGISTICSPARK.COM



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