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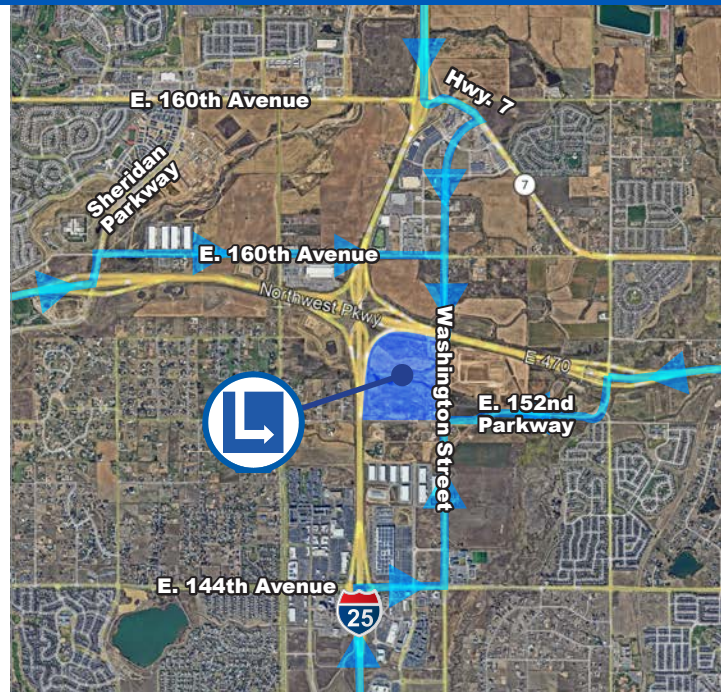
EAGLE 25 LOGISTICS CENTER

SEC of I-25 & E470



PHASE I | THREE BUILDINGS | 608,412 SF | DELIVERING Q2 2027
BUILDING 4 BTS SITE | UP TO 142,000 SF | SHOVEL READY

- Highly flexible site plan with varying building depths from 180' - 240'
- Unrivaled highway visibility with 265,000 VPD on I-25 and 48,000 VPD from E470
- Convenient, quick access to Denver Metro
- State-of-the-art construction with 28' - 32' clear
- Three speculative developments totaling 608,412 SF, divisible to 28,000 SF
- Fourth building available as a build-to-suit up to 142,000 SF with a flexible site plan
- Adjacent land with build-to-suit availability up to 500,000 SF on 60 acres
- Planned Development zoning with Industrial overlay, allowing for most flexible use cases in submarket
- Registered for LEED Certification
- Adams County Enterprise Zone



Colliers Denver

4643 S. Ulster St., Suite 1000
Denver, CO 80237
303 745 5800
colliers.com/denver

T.J. Smith, SIOR

+1 303 283 4576 • tj.smith@colliers.com

Nick Rice, SIOR

+1 720 833 4620 • nick.rice@colliers.com



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North I-25 Corridor

2.0%

Annual population growth through 2031

Central Denver: 1.3%
Colorado: 0.9%

North I-25 Corridor Zip Codes

\$137,100

Average household income

Central Denver: \$114,600

Source: Esri, 2026 estimates and 2026-2031 projections. North I-25 Corridor defined as 15 ZIP codes, Broomfield to Windsor. Income shown is a population-weighted average of ZIP-level medians.



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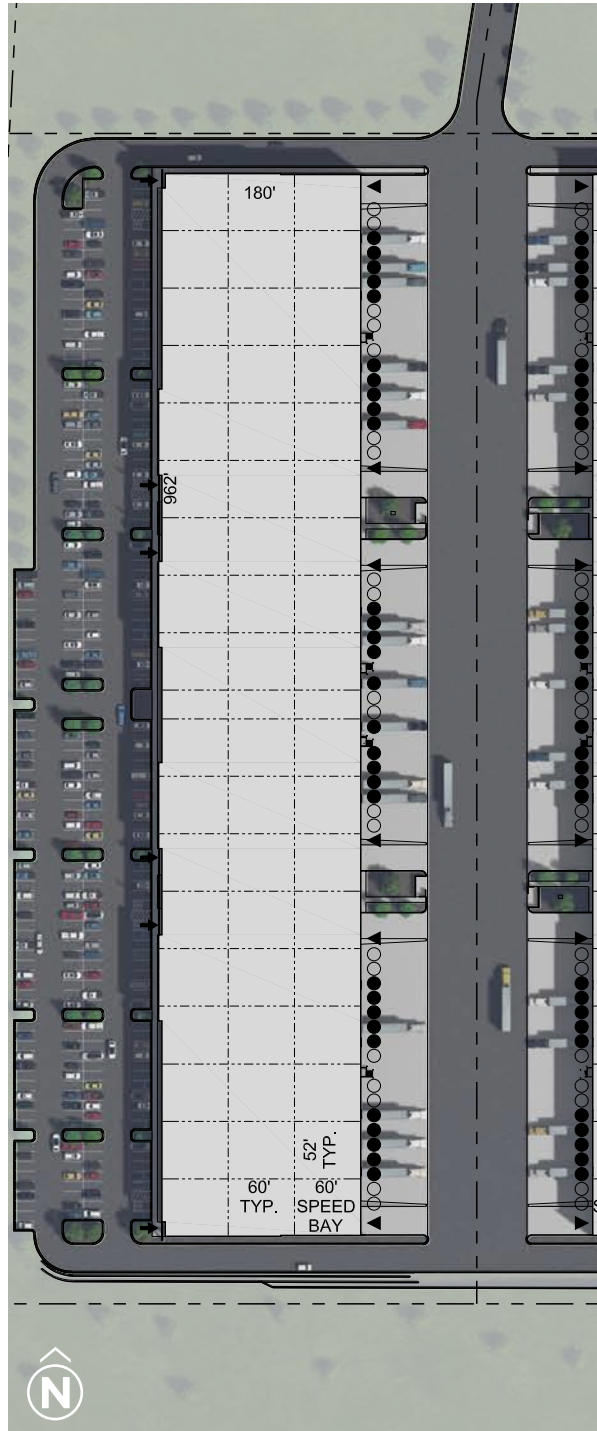
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Building 1

Building size:	174,177 SF
Clear height:	28'
Depth:	180'
Tenant entries:	4
Typical bay size:	60' x 52'
Speed bay size:	60' x 52'
Dock doors:	26
Knockouts:	18
Dock pit levelers:	12
Drive-in doors:	6
Car parking:	330
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	3,000 Amps 277/480V 3-Phase

- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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Building 2

Building size:	231,738 SF
Clear height:	32'
Depth:	240'
Tenant entries:	4
Typical bay size:	60' x 52'
Speed bay size:	60' x 52'
Dock doors:	26
Knockouts:	18
Dock pit levelers:	30
Drive-in doors:	6
Car parking:	365
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	2 x 3,000 Amps 277/480V 3-Phase



- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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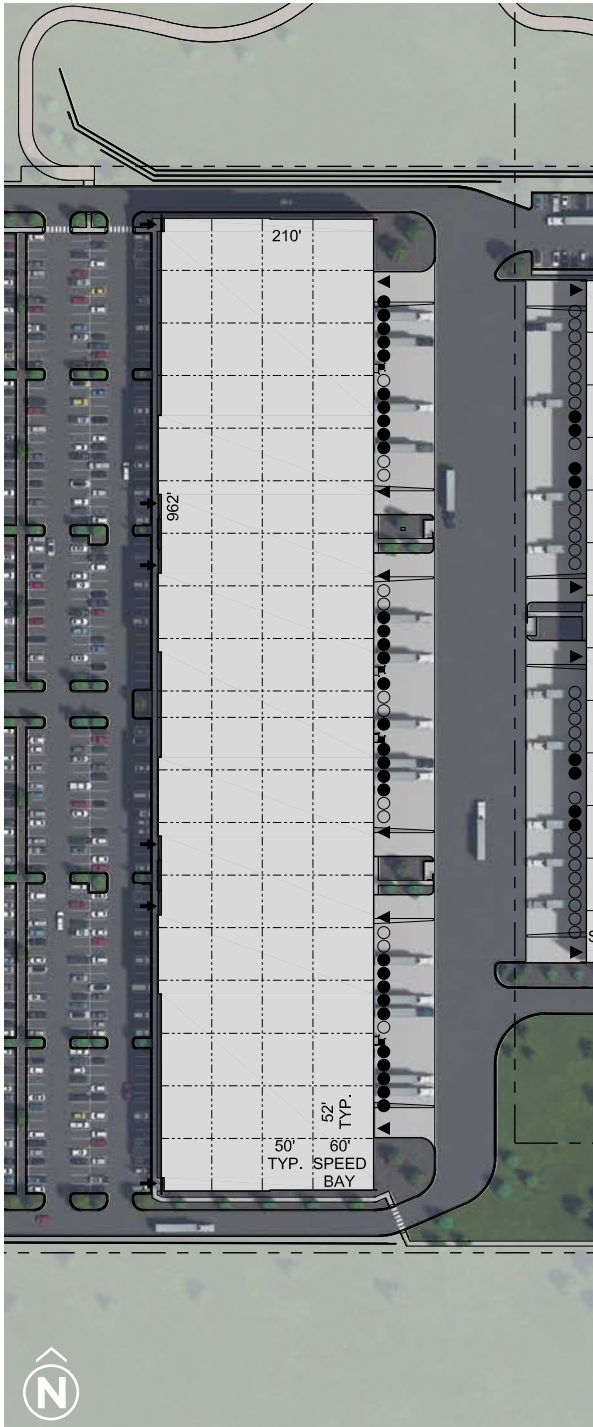
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Building 3

Building size:	202,497 SF
Clear height:	32'
Depth:	210'
Tenant entries:	4
Typical bay size:	50' x 52'
Speed bay size:	60' x 52'
Dock doors:	26
Knockouts:	18
Dock pit levelers:	12
Drive-in doors:	6
Car parking:	365
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	3,000 Amps 277/480V 3-Phase

- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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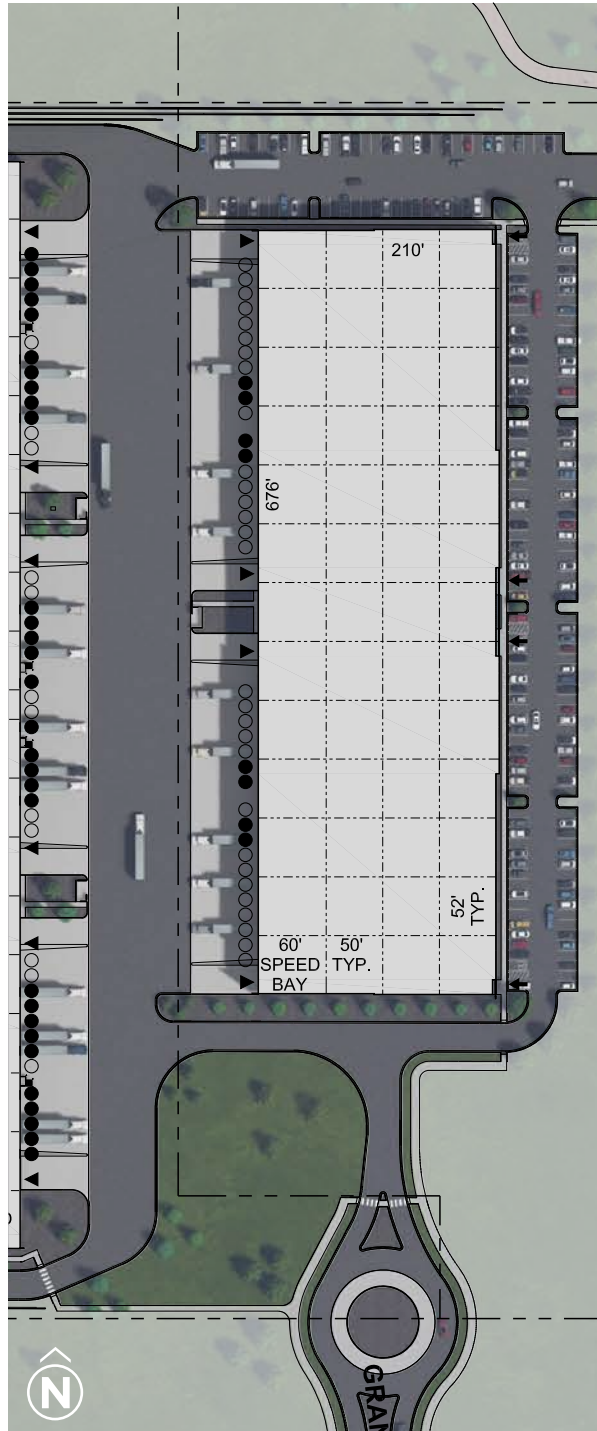
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Building 4 - Build-to-Suit

Building size:	Up to 142,000 SF
Clear height:	28'
Depth:	210'
Tenant entries:	4
Typical bay size:	50' x 52'
Speed bay size:	60' x 52'
Dock doors:	15
Knockouts:	15
Dock pit levelers:	8
Drive-in doors:	4
Car parking:	234
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	3,000 Amps 277/480V 3-Phase

- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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Medical / Education

1. Children's Hospital Colorado North Campus
2. CommonSpirit St. Anthony North Hospital
3. Silver Creek Elementary School
4. Stargate Charter School
5. Prospect Ridge Academy
6. Thunder Vista P-8

Residential

1. Canyon Chase
2. Arbour Commons at Orchard Town Center
3. Inkwell at Baseline
4. Baseline 33'
5. Orchard Farms
6. The Villas At Thorncreek
7. Grant Row Lofts
8. Parkhouse Apartments
9. Palisade Park
10. Promenade at Hunters Glen
11. Curate at Orchard Town Center
12. Arbour Square Apartments
13. Brownstones at Palisade Park
14. The Finley at Baseline
15. PARK40
16. Rowlen Apartments
17. Village at Thorncreek
18. Larkridge Apartments
19. Cottonwood Villas
20. Fair Wind Condos

Planned Residential

1. The Anvil at the Flatirons

TO E470	2 MIN.	1.2 MI.
TO I-25	3 MIN.	1.5 MI.
TO I-76	9 MIN.	10 MI.
TO HWY 36	12 MIN.	12 MI.
TO I-70	16 MIN.	14 MI.

eagle25logistics.com



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