

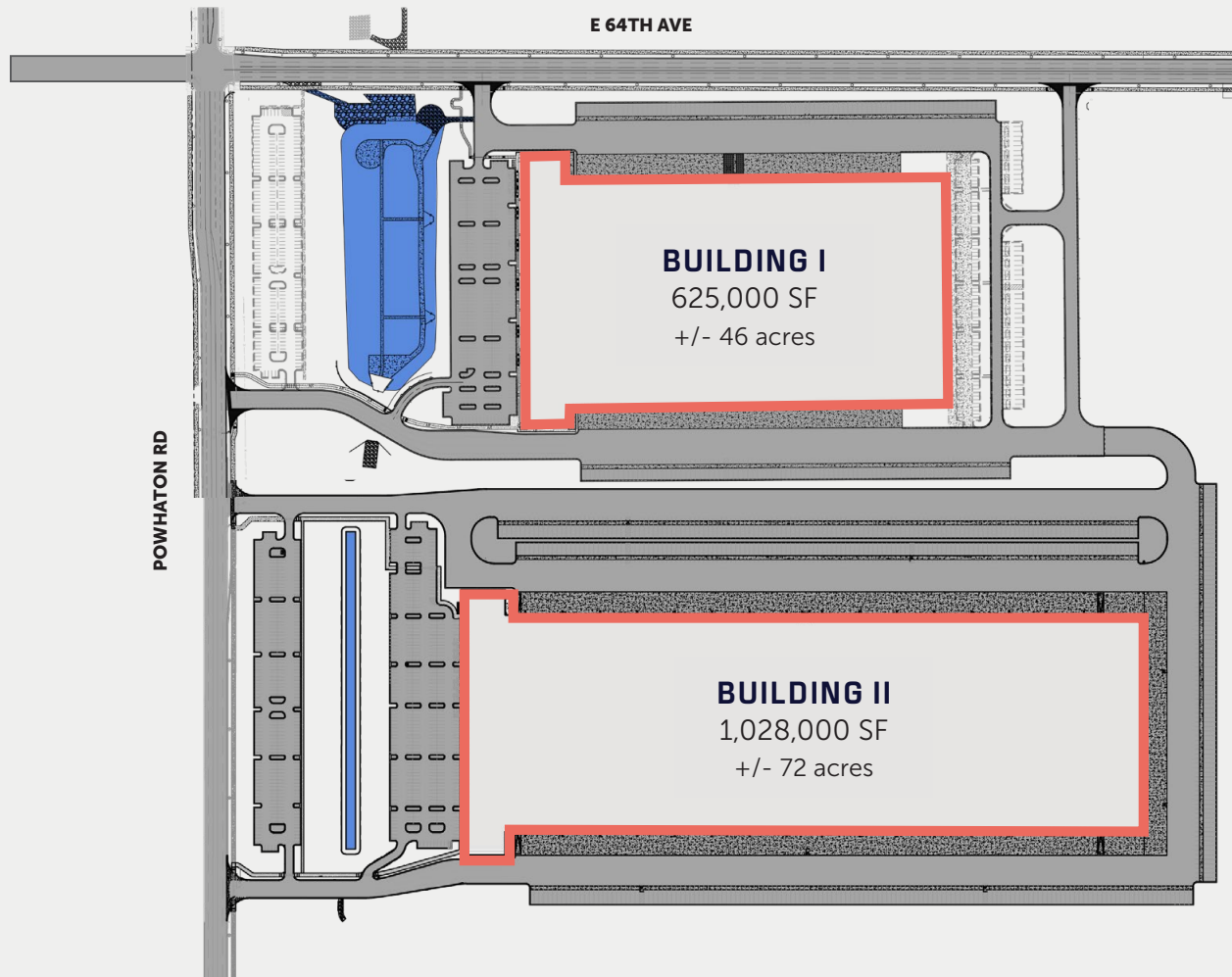
DIA Logistics Park

226 ACRES LOCATED IN AURORA, CO

61,000 - 1,028,000 SF spaces available

First 40' clear height speculative industrial development
in the Denver market





Building I

OCTOBER 2021
Site Mobilization

MAY 2023
Available for Fixturing

JUNE 2023
Building Completion

Building II Pad

OCTOBER 2021
Site Mobilization

APRIL 2022
Pad Completion

WATER & SEWER

City of Aurora

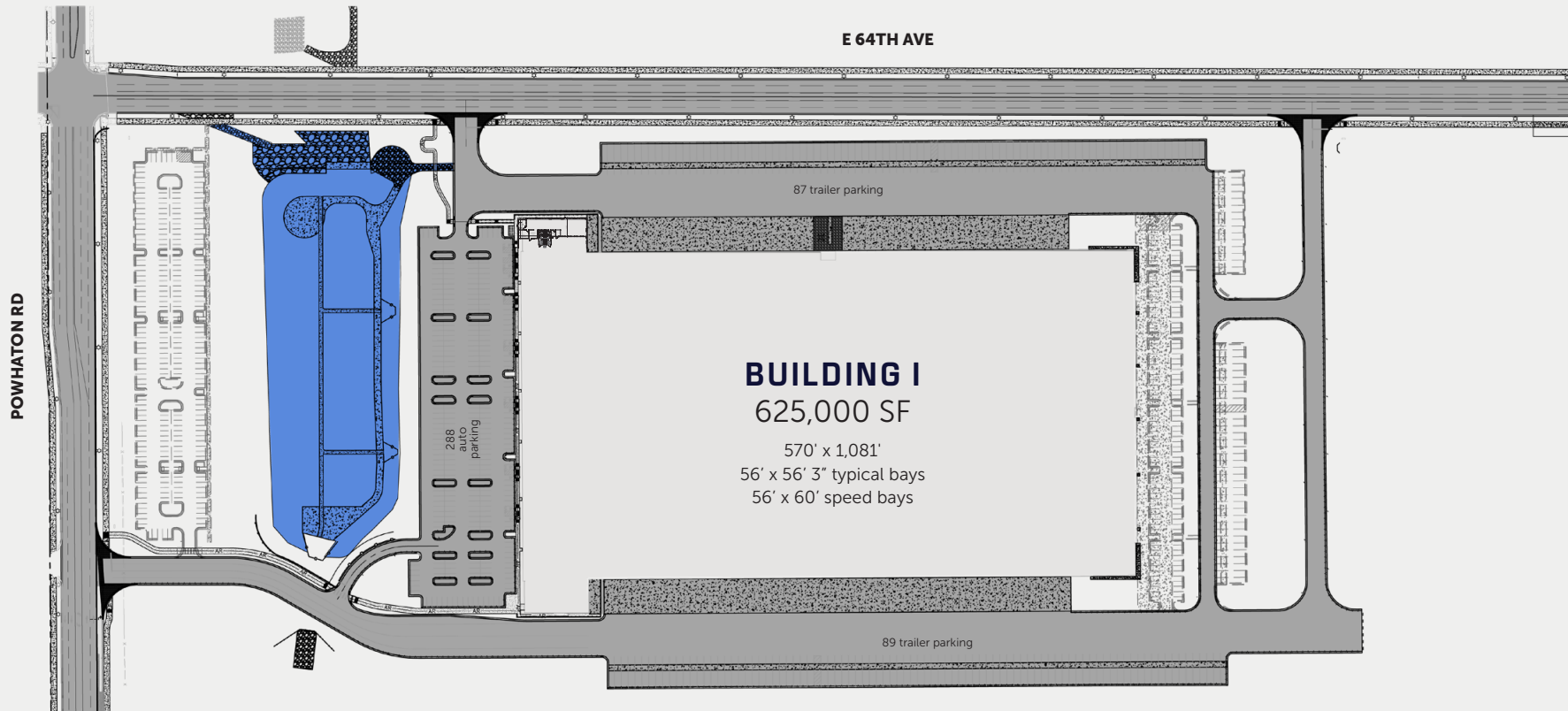
ELECTRIC & GAS

Xcel Energy

DATA


CenturyLink, Comcast & Lumen

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**




625,000 SF


 250,000 SF min. divisibility

 40' clear height


 4 drive-in doors


 288 auto parking;
+379 future

 176 trailer parking;
+49 future

 92 dock doors

 60 dock positions

 8" thick unreinforced slab

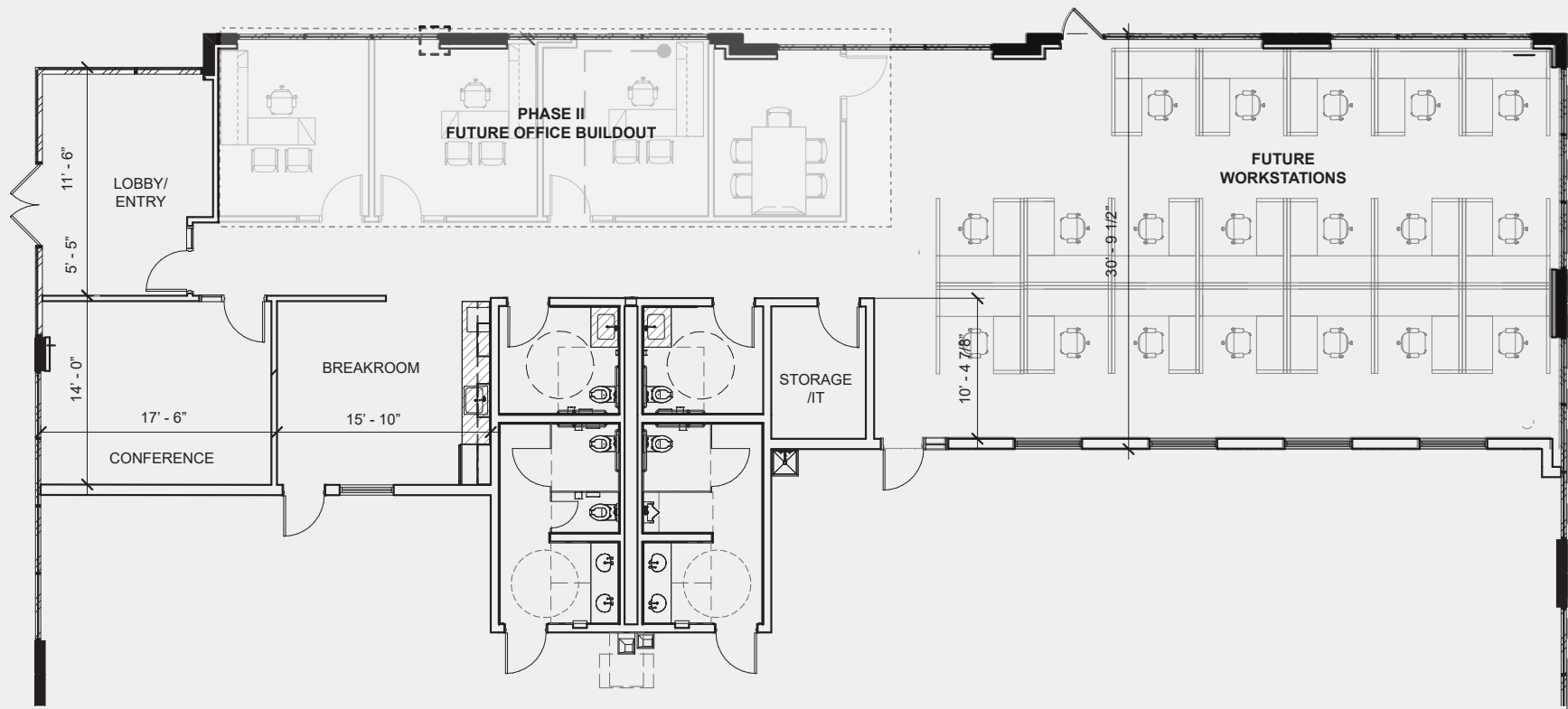
 One 4,000-amp service

OCTOBER 2021: Mobilization

MAY 2023: Fixturing

JUNE 2023: Completion

SEEKING LEED® CERTIFICATION



3,858 SF OFFICE MOVE-IN READY

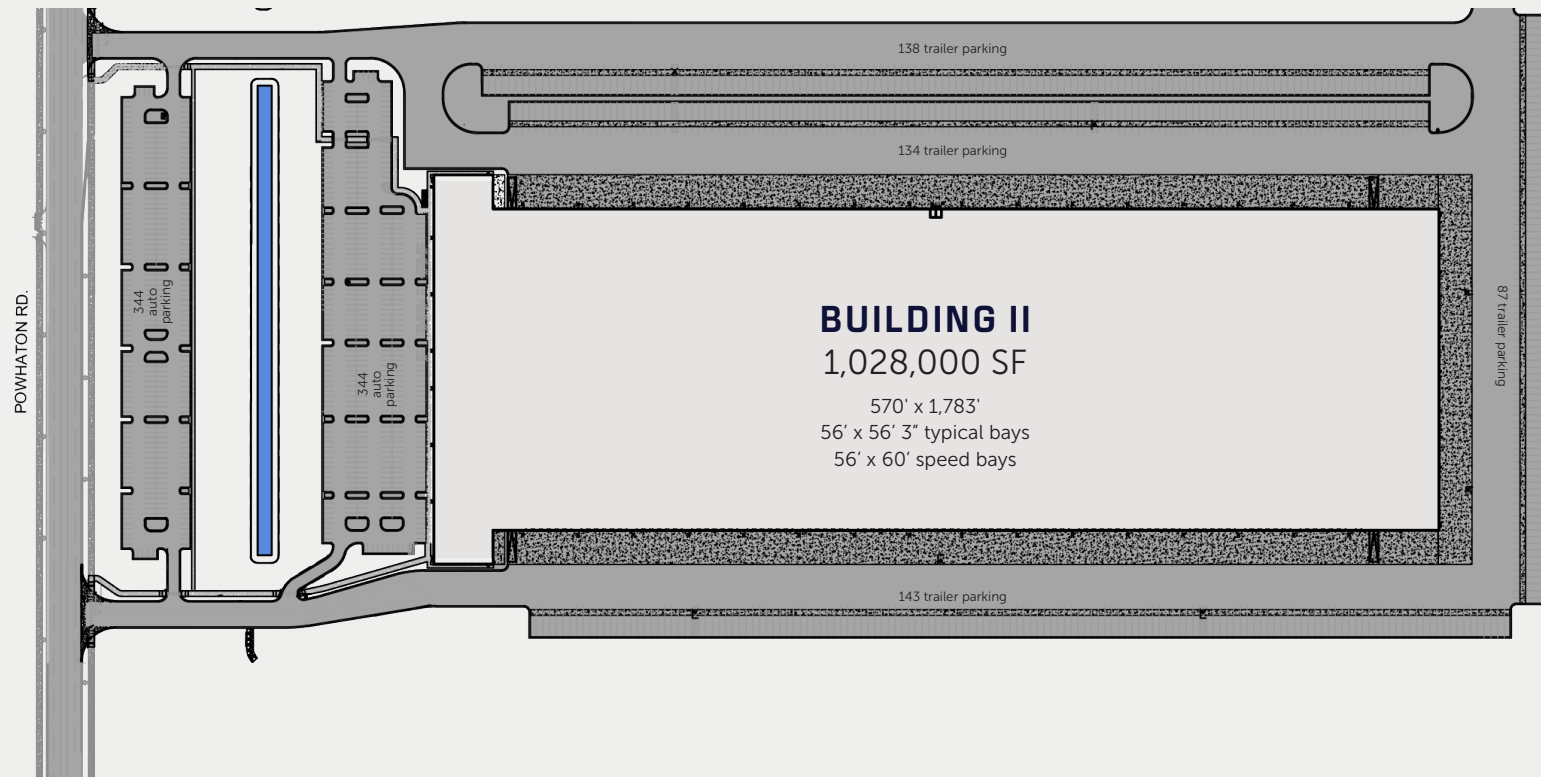
Warehouse lighting to 30 foot candles

92 dock doors

60 dock positions equipped with 40,000-lb mechanical levelers, bumpers and dock seals

Make-up air units for warehouse ventilation

Switchgear and tenant electrical panels for full 4,000-amp capacity



1,028,000 SF



Building pad ready



40' clear height



745 auto parking



502 trailer parking



176 docks



4 drive-in doors



8" thick unreinforced slab



Two 3,000-amp services

OCTOBER 2021: Mobilization

APRIL 2022: Pad Complete

SEEKING LEED® CERTIFICATION



ACCESS & LABOR

DIA Logistics Park is a Class A industrial and logistics park comprised of **four buildings across 118 acres**. Strategically located within the PORTEOS industrial development, sites are just **2.25 miles from both the Denver International Airport and E-470 interchange**.

- Located in Aurora, Colorado, **Airport Submarket of Denver**
- **2.3 miles to Denver International Airport & E-470**
- 17 miles to downtown Denver
- Airport District zoning (allows commercial use)
- Ideal configuration for bulk distribution and local and regional distribution
- **Located in three economic benefit zones:** Federal Opportunity Zone, Adams County Enterprise Zone & Limon Foreign Trade Zone
- 600,000 population in 15-mile area
- **All buildings seeking LEED® Certification**



Infrastructure & utilities in
place for all building sites.



ROADWAYS

NEARBY INTERCHANGES

2.2 miles to Pena Blvd




2 miles to E-470 & 56th

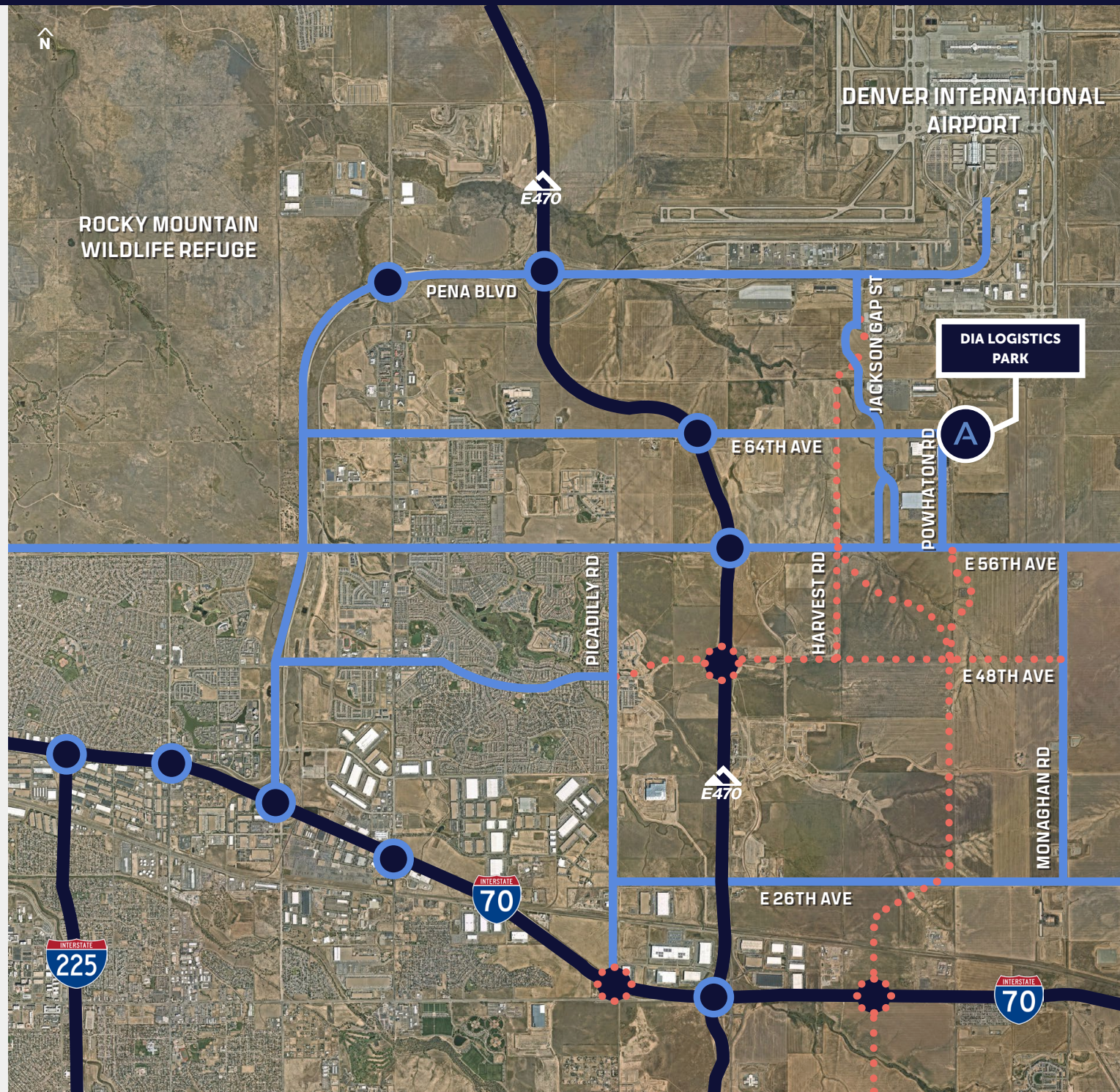
2.3 miles to E-470 & 64th

6 miles to E-470 & I-70

7 miles to I-70 & I-225

15 miles to I-70 & I-25

-  Existing roadways
-  Future roadway
-  Future interchange





DIA Logistics Park

DIALOGISTICSPARK.COM

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AMBROSE

