

DIA Logistics Park

210 ACRES LOCATED IN AURORA, CO

20,000 - 1,028,000 SF spaces available

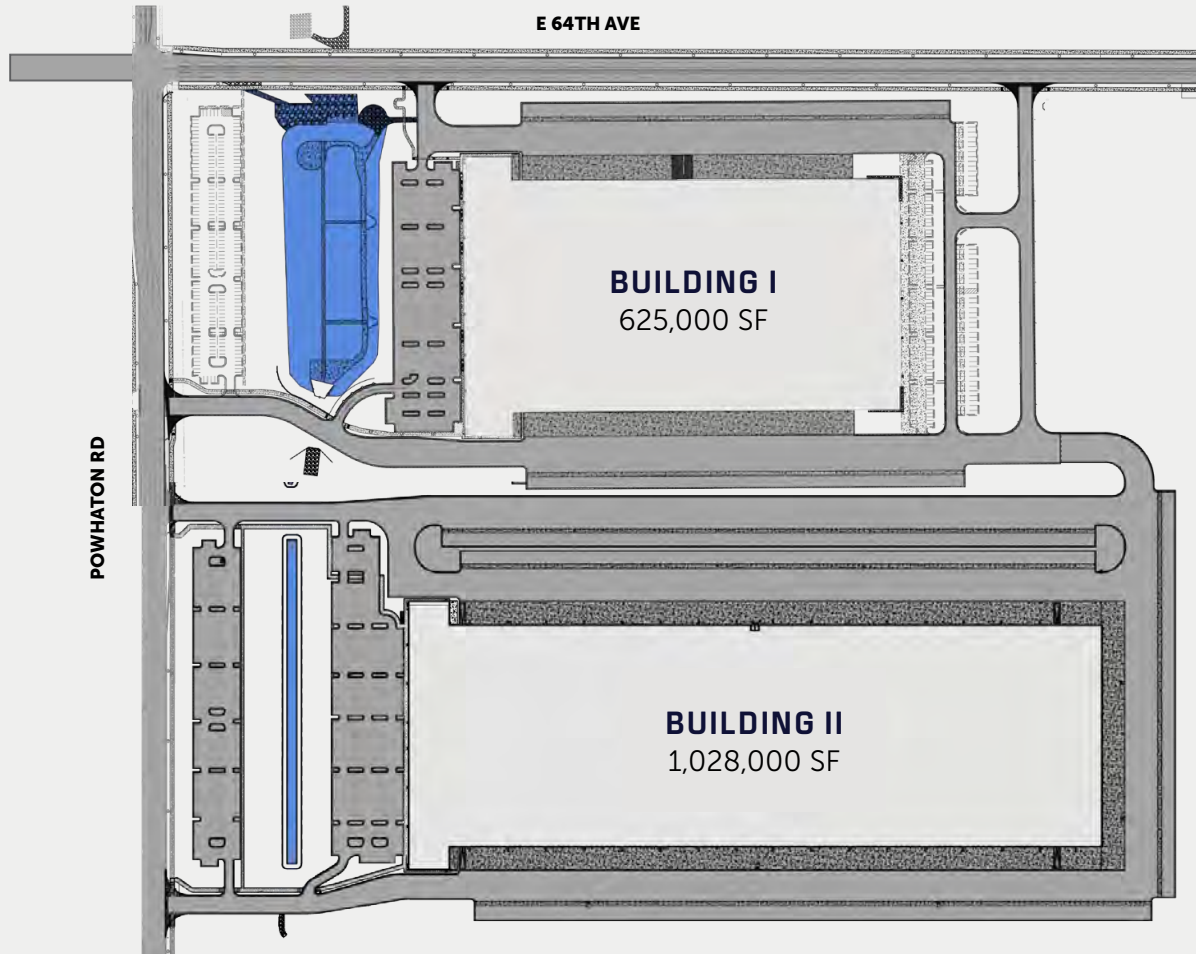
First 40' clear height speculative industrial development
in the Denver market

Building I available now!



BUILDING I: +/- 46 acres

BUILDING II: +/- 72 acres



Building I

AVAILABLE NOW

SEPTEMBER 2023
Building Completion

Building II

*Available for Build-to-Suit
or User Sales*

APRIL 2022
Pad Completion

WATER & SEWER

City of Aurora

ELECTRIC & GAS

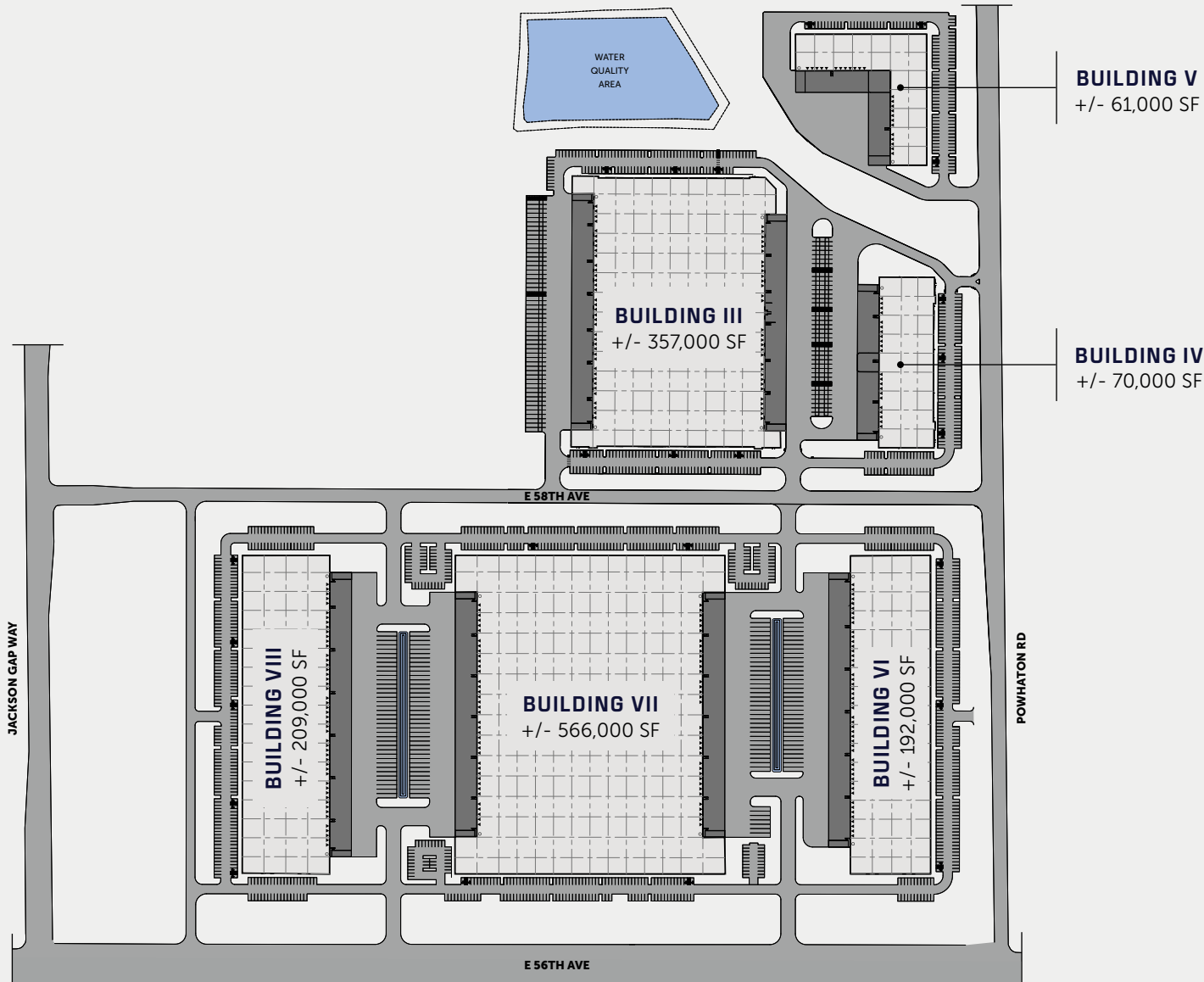
Xcel Energy

DATA

CenturyLink, Comcast & Lumen

**ALL BUILDINGS SEEKING
LEED® CERTIFICATION**

BUILDING III: +/- 19 acres **BUILDING IV:** +/- 7 acres **BUILDING V:** +/- 6 acres **BUILDING VI:** +/- 14 acres
BUILDING VII: +/- 31 acres **BUILDING VIII:** +/- 15 acres



Buildings III, IV & V

Available for Build-to-Suit or User Sales

Q3 2024
Site Mobilization

Q3 2025
Available for Fixturing

Q4 2025
Building Completion

WATER & SEWER

City of Aurora

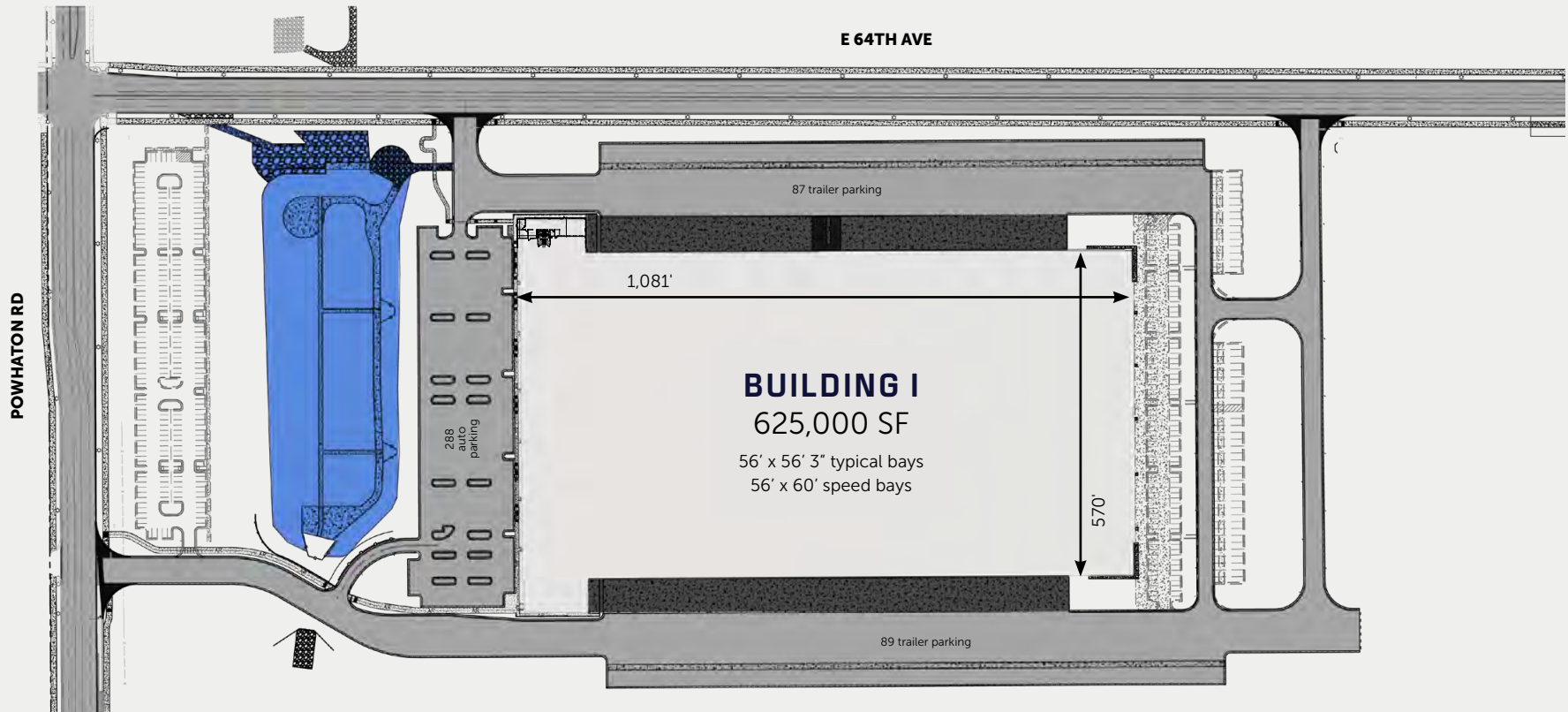
ELECTRIC & GAS

Xcel Energy

DATA

CenturyLink, Comcast & Lumen

ALL BUILDINGS SEEKING LEED® CERTIFICATION



625,000 SF

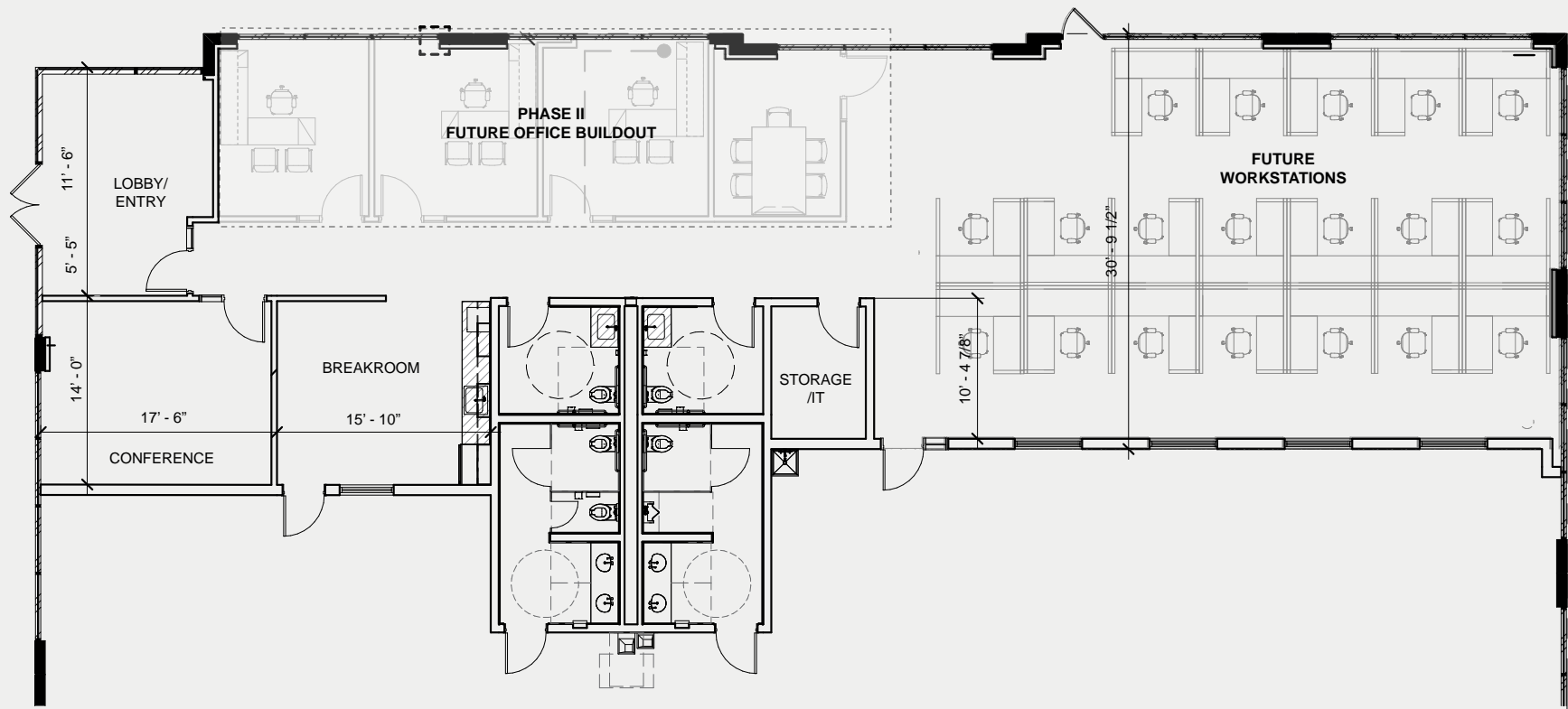
- 250,000 SF min. divisibility
- 3,858 SF office space
- 40' clear height

- 4 drive-in doors
- 288 auto parking; +379 future
- 176 trailer parking; +49 future

- 92 dock doors
- 60 dock packages
- 8" thick unreinforced slab
- 4,000-amp service

AVAILABLE NOW

SEEKING LEED® CERTIFICATION



3,858 SF OFFICE MOVE-IN READY

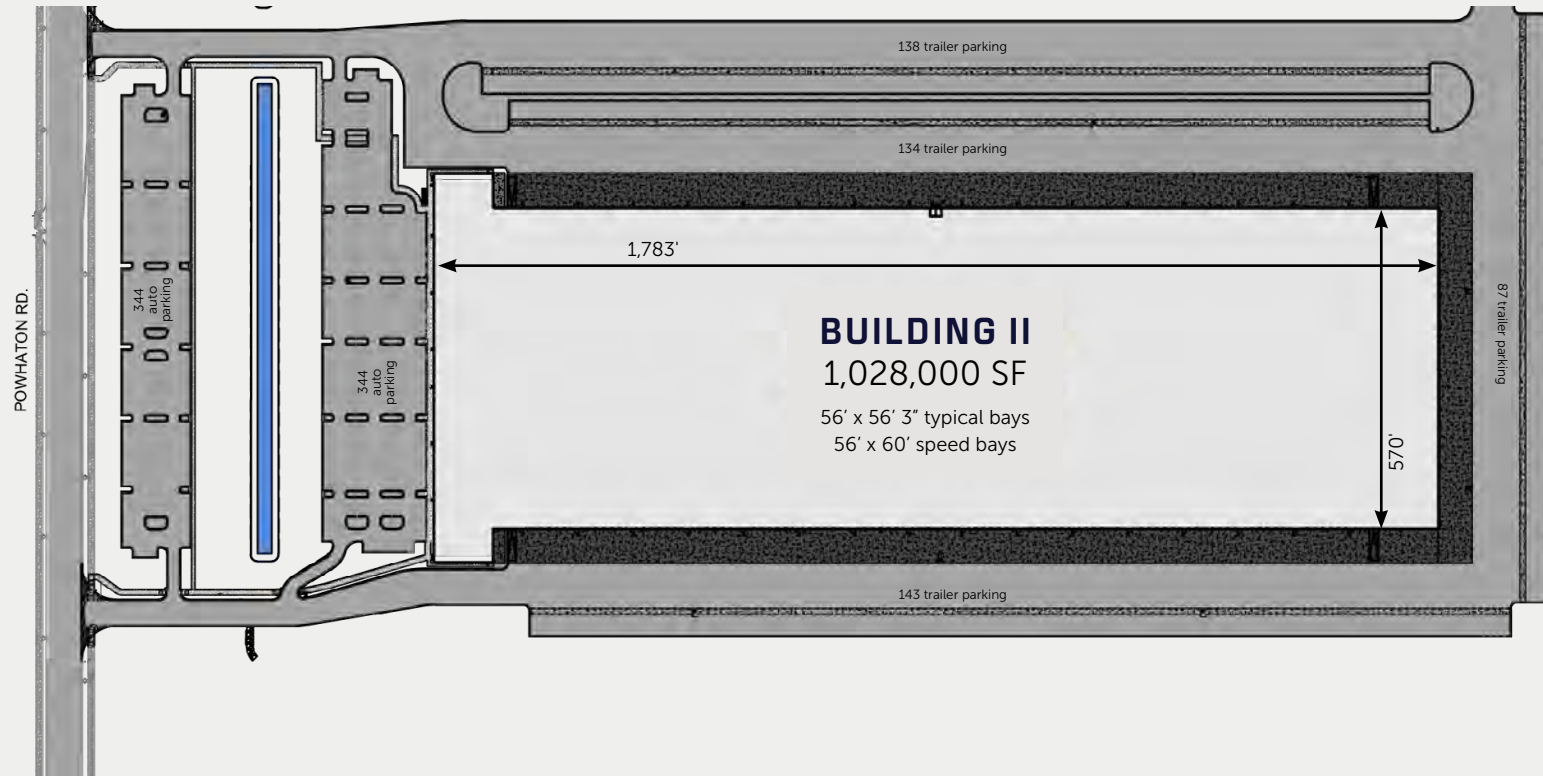
Warehouse lighting to 30 foot candles

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

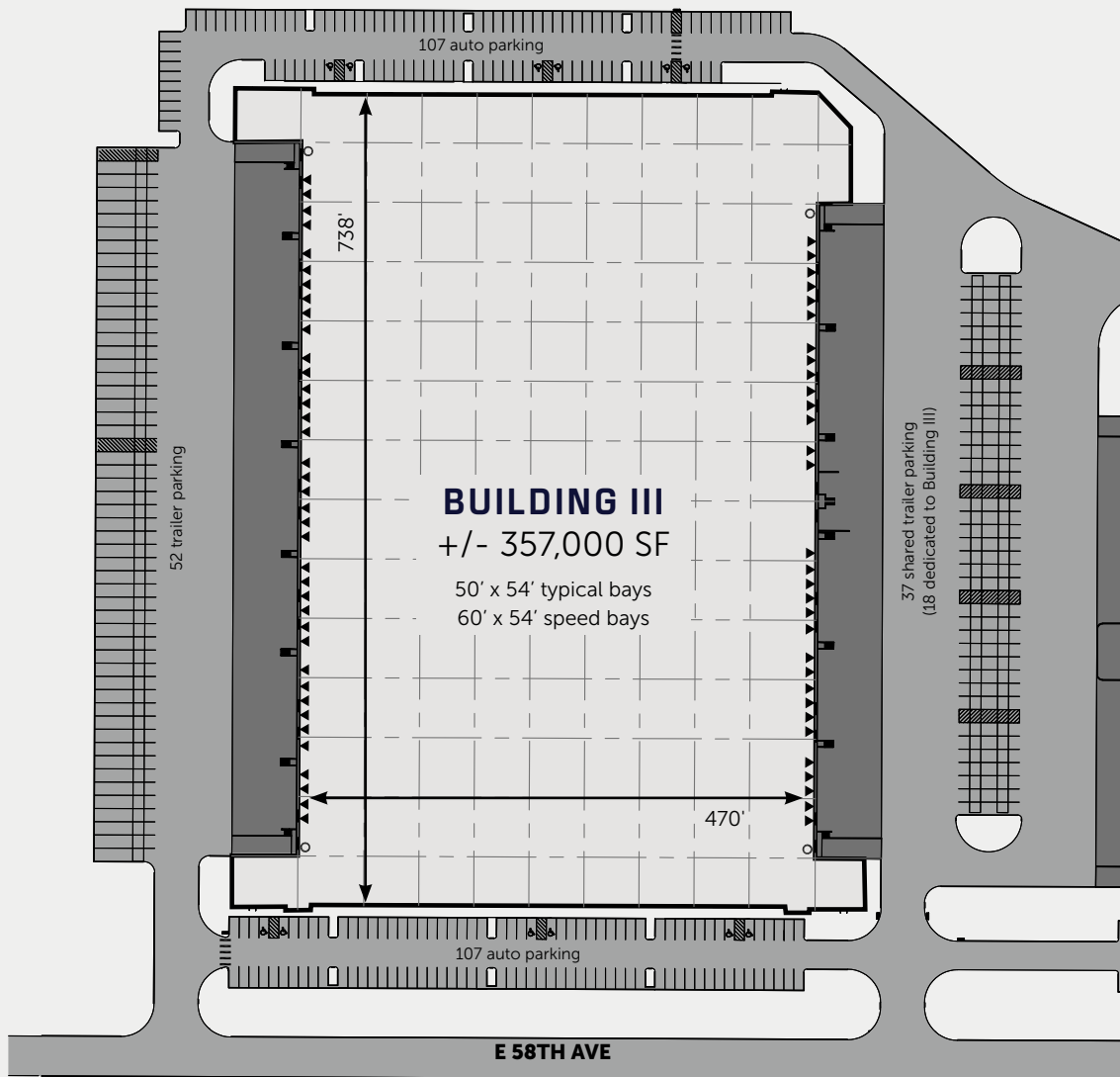


Two 3,000-amp services

OCTOBER 2021: Mobilization

APRIL 2022: Pad Complete

SEEKING LEED® CERTIFICATION



+/- 357,000 SF

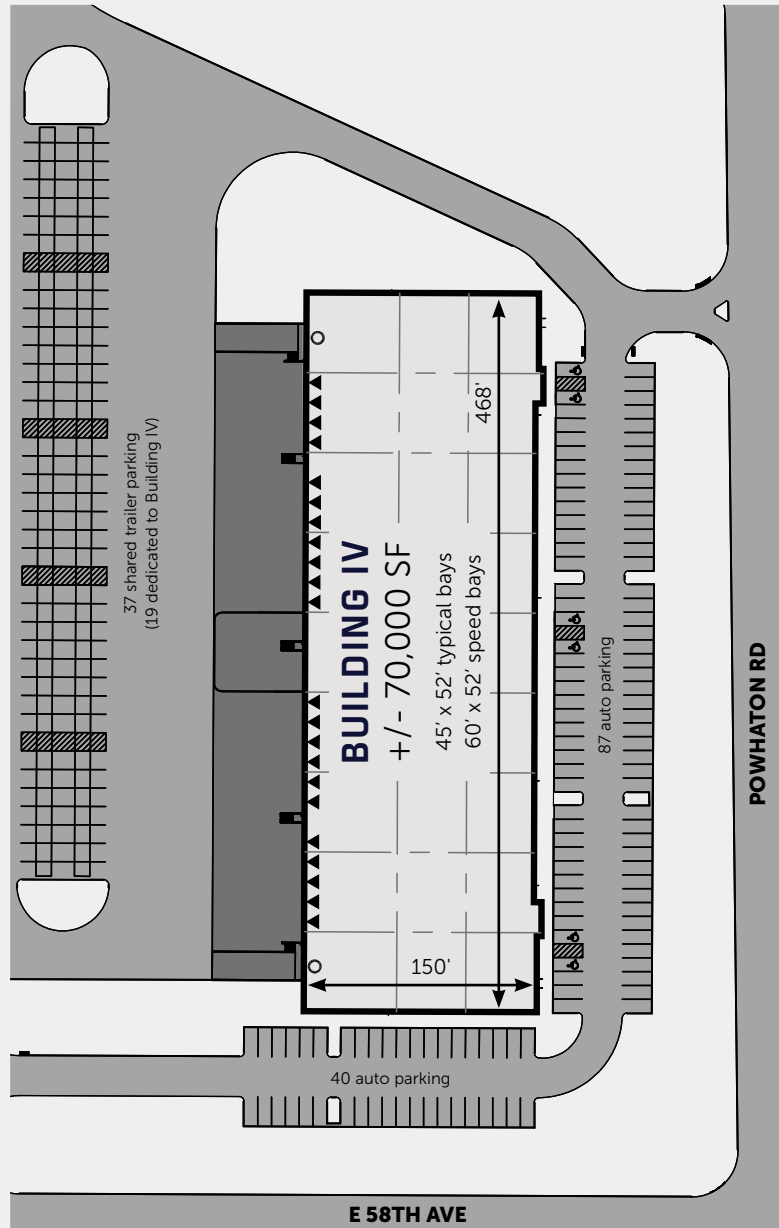
- 150,000 SF min. divisibility
- 214 auto parking
- 70 trailer parking
- 40' clear height
- 68 docks
- 4 drive-in doors
- 8" thick unreinforced concrete slab
- 4,000-amp 480/277v power service

Q3 2024
 Site Mobilization

Q3 2025
 Available for Fixturing

Q4 2025
 Building Completion

SEEKING LEED® CERTIFICATION



+/- 70,000 SF



20,000 SF min. divisibility



127 auto parking



19 trailer parking



32' clear height



22 docks



2 drive-in doors



7" thick unreinforced concrete slab



1,000-amp 480/277v power service;
expandable upon client needs

Q3 2024

Site Mobilization

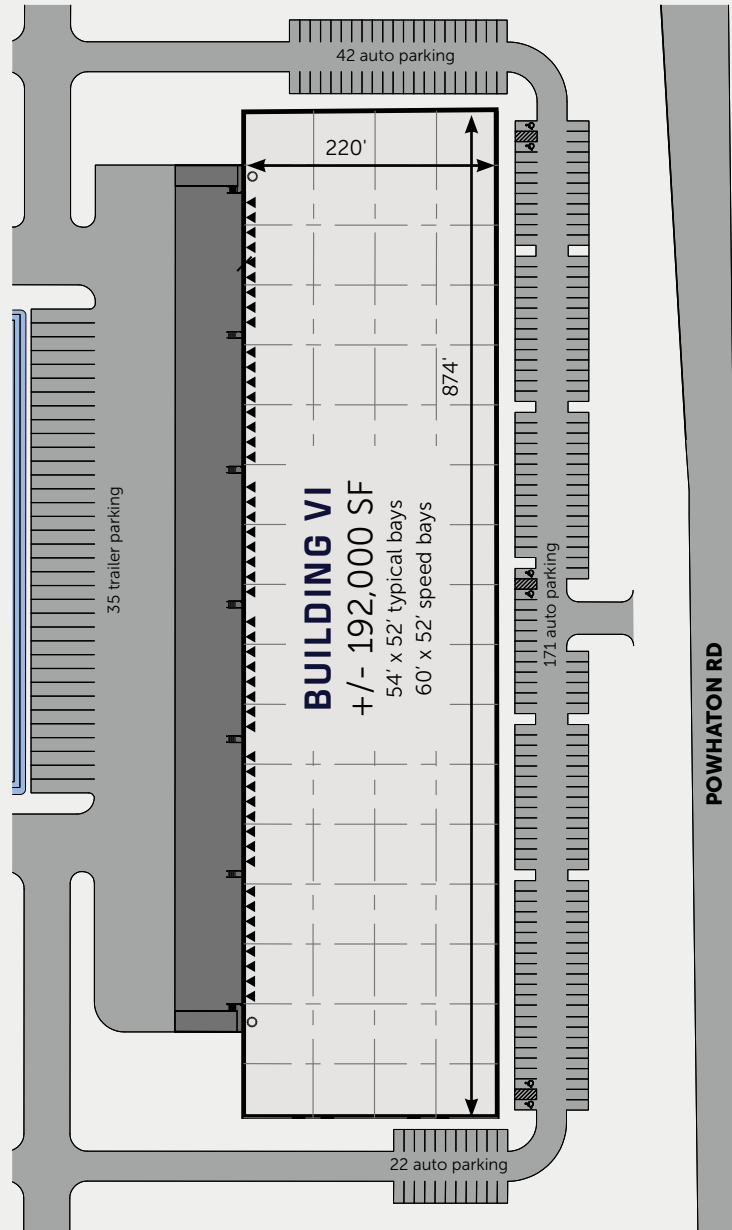
Q3 2025

Available for Fixturing









Q4 2025

Building Completion

SEEKING LEED® CERTIFICATION



+/- 192,000 SF

-  30,000 SF min. divisibility
-  235 auto parking
-  35 trailer parking
-  32' clear height
-  49 docks
-  2 drive-in doors
-  7" thick unreinforced concrete slab
-  2,000-amp 480/277v power service; expandable upon client needs

Q3 2024
Site Mobilization

Q3 2025
Available for Fixturing

Q4 2025
Building Completion

SEEKING LEED® CERTIFICATION

A

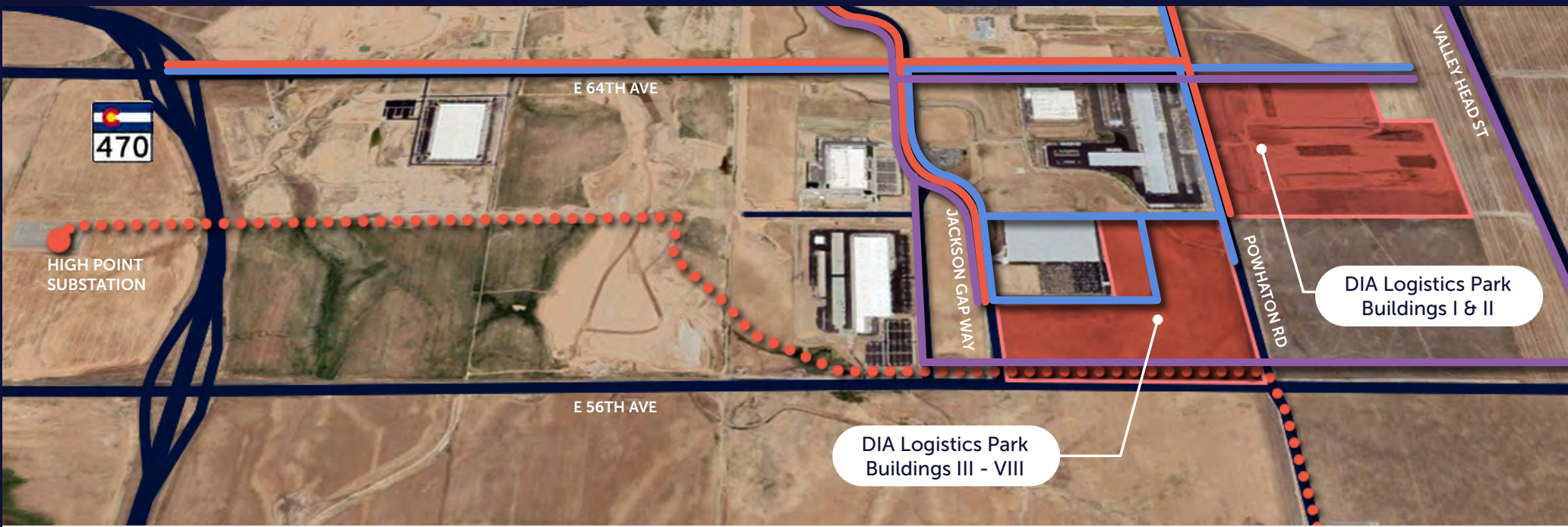
ACCESS & LABOR

DIA Logistics Park is a Class A industrial and logistics park comprised of **eight buildings across 209 acres**. Strategically located within and adjacent to the PORTEOS industrial development, sites are just **2.25 miles from both the Denver International Airport and E470 interchange**.

- Located in Aurora, Colorado, **Airport Submarket of Denver**
- **2.3 miles to Denver International Airport & E470**
- 17 miles to downtown Denver
- Airport District zoning (allows industrial 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.



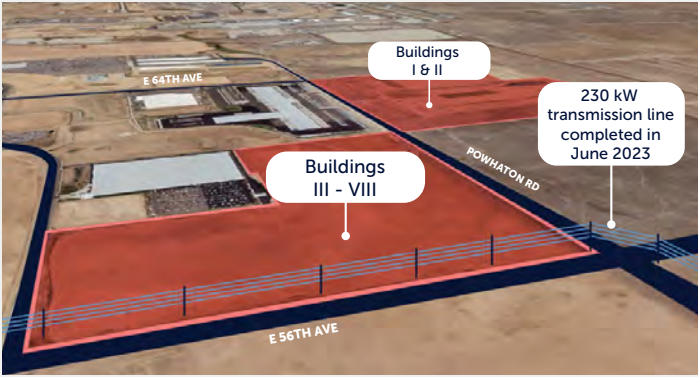
A

SITE UTILITIES



LEGEND

- Electric (Distribution)
- Water
- Electric (Transmission)
- Fiber



ELECTRICAL & WATER OVERVIEW	DIA Logistics Park I	DIA Logistics Park II	DIA Logistics Park III - VIII
Current Project Status:	Completed September 2023	Pad Ready	Entitlements
Building Size:	625,000 sf	1,028,000 sf	± 1,400,000 sf
Site Acreage:	± 46 acres	± 72 acres	± 91 acres
Electric Provider:	Xcel Energy	Xcel Energy	Xcel Energy
Current Power to Site:	13.2 kV with 4,000A at 480V, 3-phase	13.2 kV with 6,000A at 480V, 3-phase	TBD
Normal Distribution Service Available:	up to 15 MW		up to 15 MW
Future Transmission Service Available:	From 15 MW up to 200+ MW		
Substation Source:	Piccadilly / High Point	Piccadilly / High Point	High Point
Water Provider:	Aurora Water	Aurora Water	Aurora Water
Current Water Availability:	1,200 GPD/acre (55,000 GPD)	1,200 GPD/acre (85,000 GPD)	1,200 GPD/acre (130,000 GPD)
Future Water Availability:	Up to 300,000 GPD total through Aurora Water and higher in partnership with Denver Water		



ROADWAYS

NEARBY INTERCHANGES

2.2 miles to Pena Blvd

2 miles to E470 & 56th

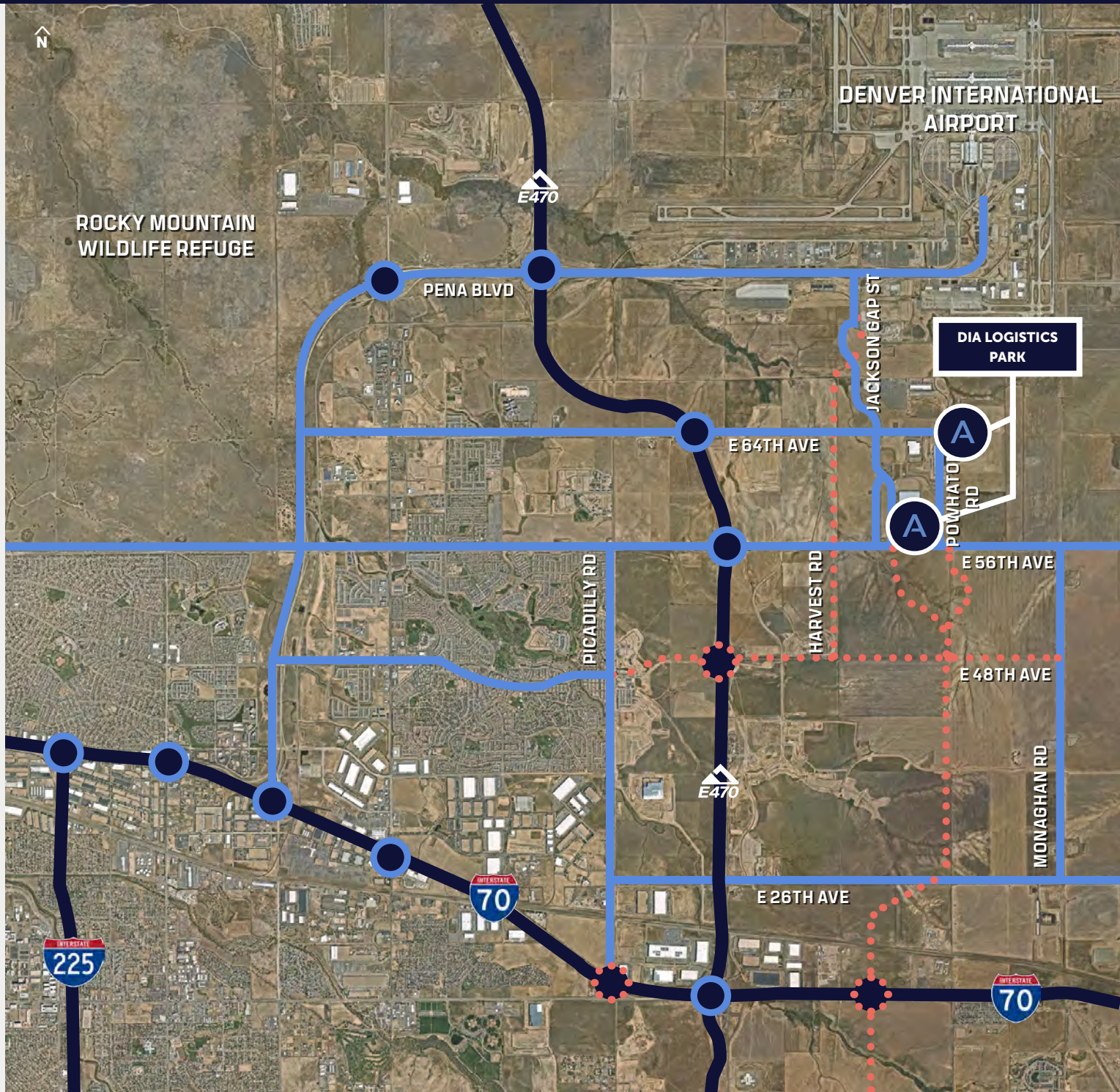
2.3 miles to E470 & 64th

6 miles to E470 & 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
AMBROSEPG.COM/PROPERTIES

CARMON HICKS, SIOR
 Senior Managing Director, JLL
carmon.hicks@am.jll.com | 303.217.7975

JASON WHITE
 Managing Director, JLL
jason.white@am.jll.com | 303.390.5200

MITCHELL H. ZATZ
 Senior Managing Director, JLL
mitch.zatz@am.jll.com | 303.217.7372