

# 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!



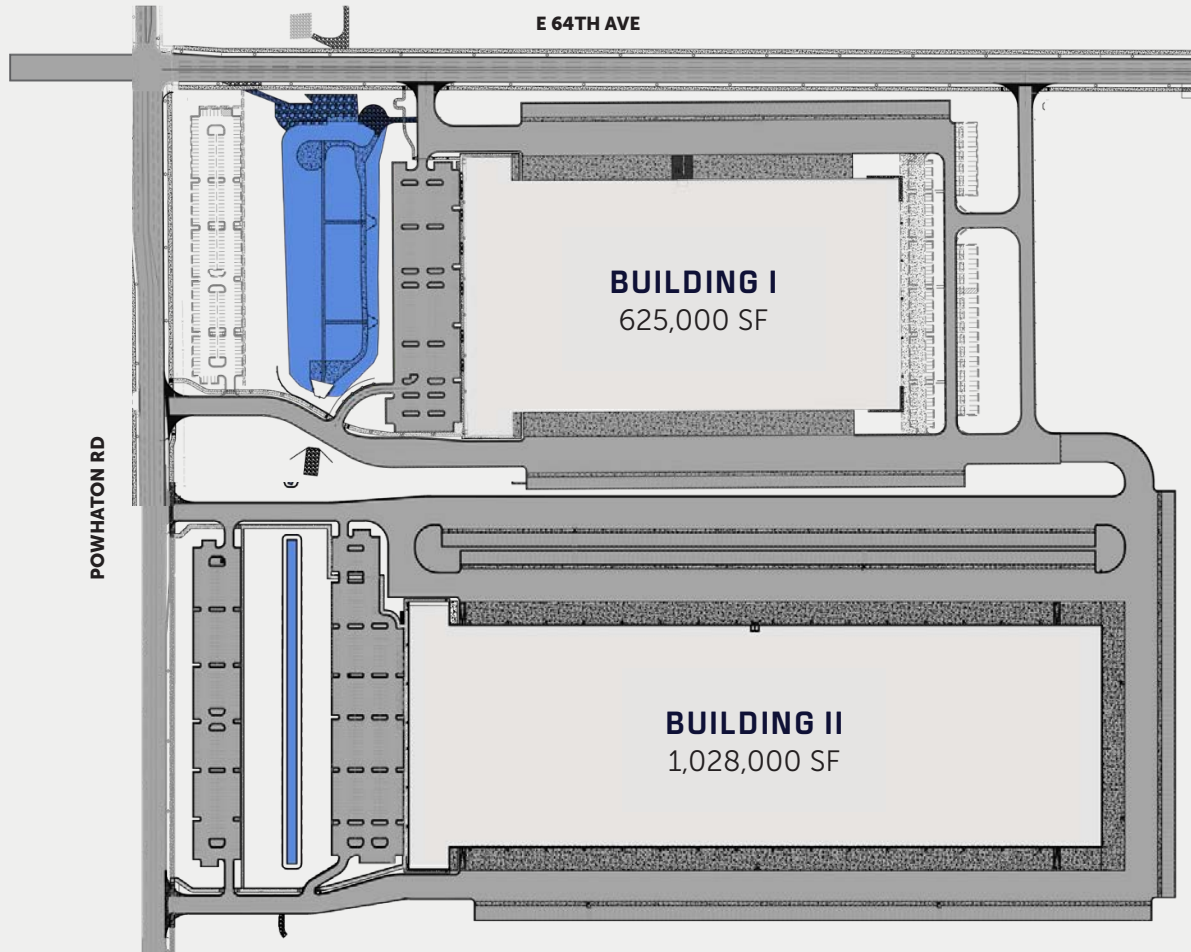


## MASTER PARK SITE PLAN - BUILDINGS I & II +/- 118 ACRES



**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**



## MASTER PARK SITE PLAN - BUILDINGS III - VIII +/- 92 ACRES



**BUILDING III:** +/- 19 acres

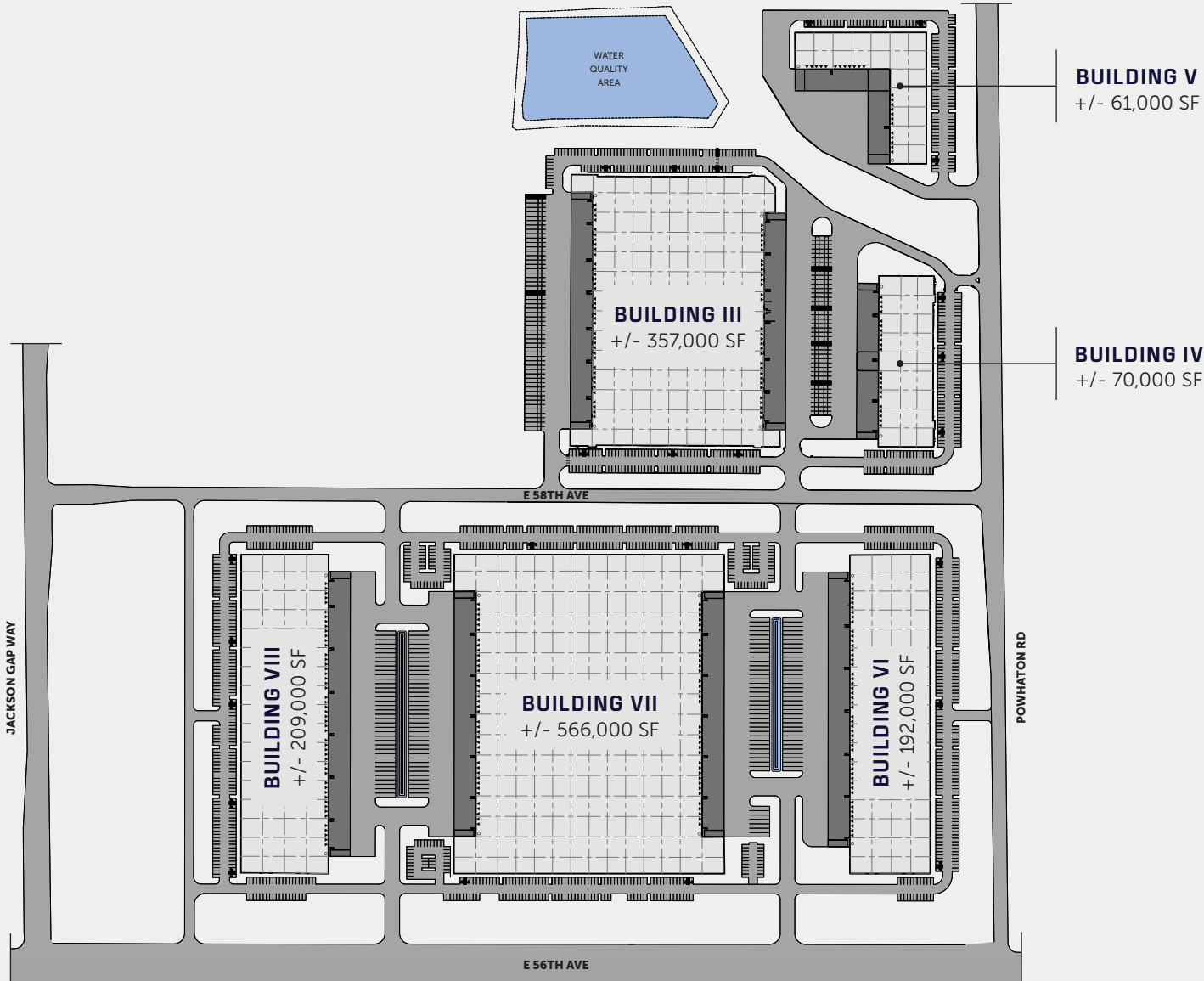
**BUILDING IV:** +/- 7 acres

**BUILDING V:** +/- 6 acres

**BUILDING VI:** +/- 14 acres

**BUILDING VII:** +/- 31 acres

**BUILDING VIII:** +/- 15 acres



## Building III

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

**Q3 2024**

Site Mobilization

**Q1 2025**

Available for Fixturing

**Q2 2025**

Building Completion

## Buildings IV & IV

*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

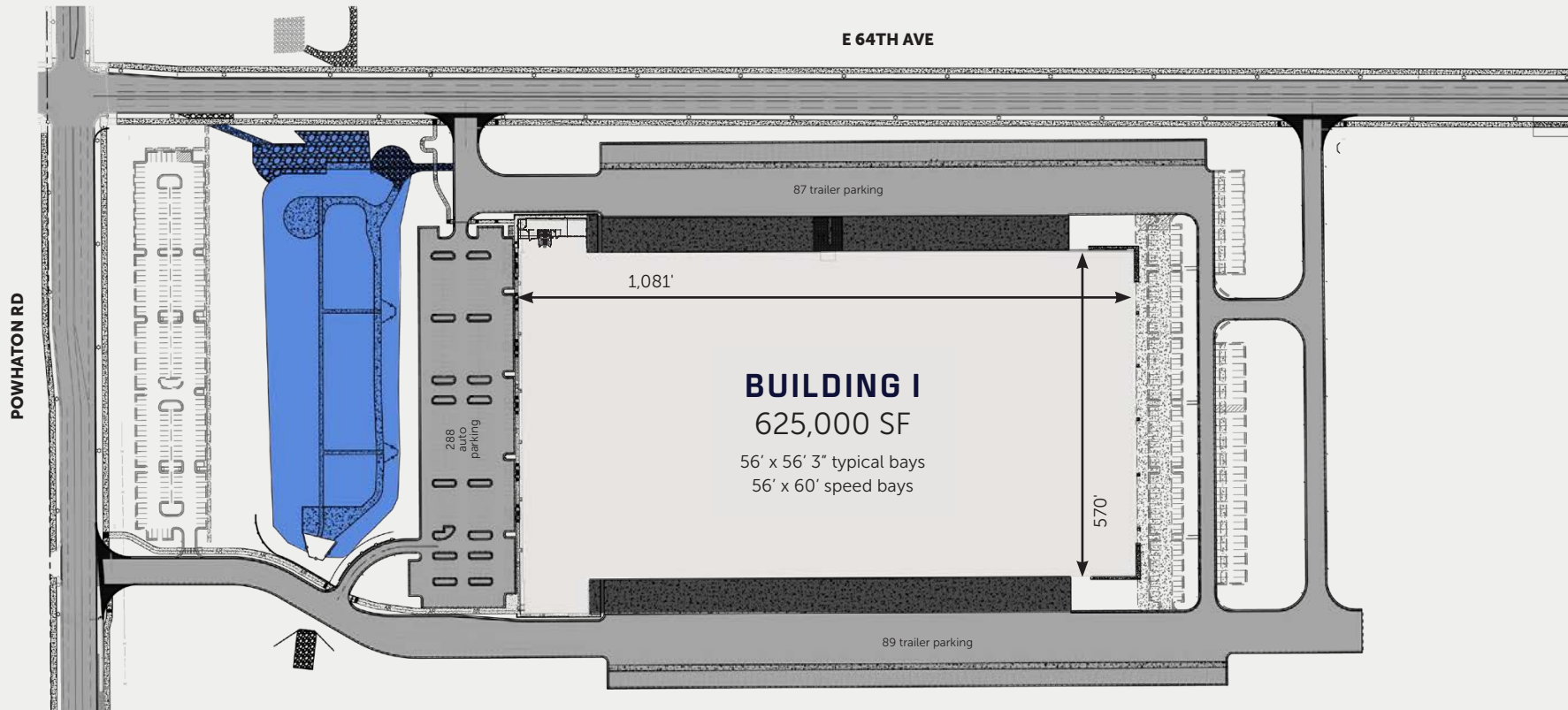
### ELECTRIC & GAS

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

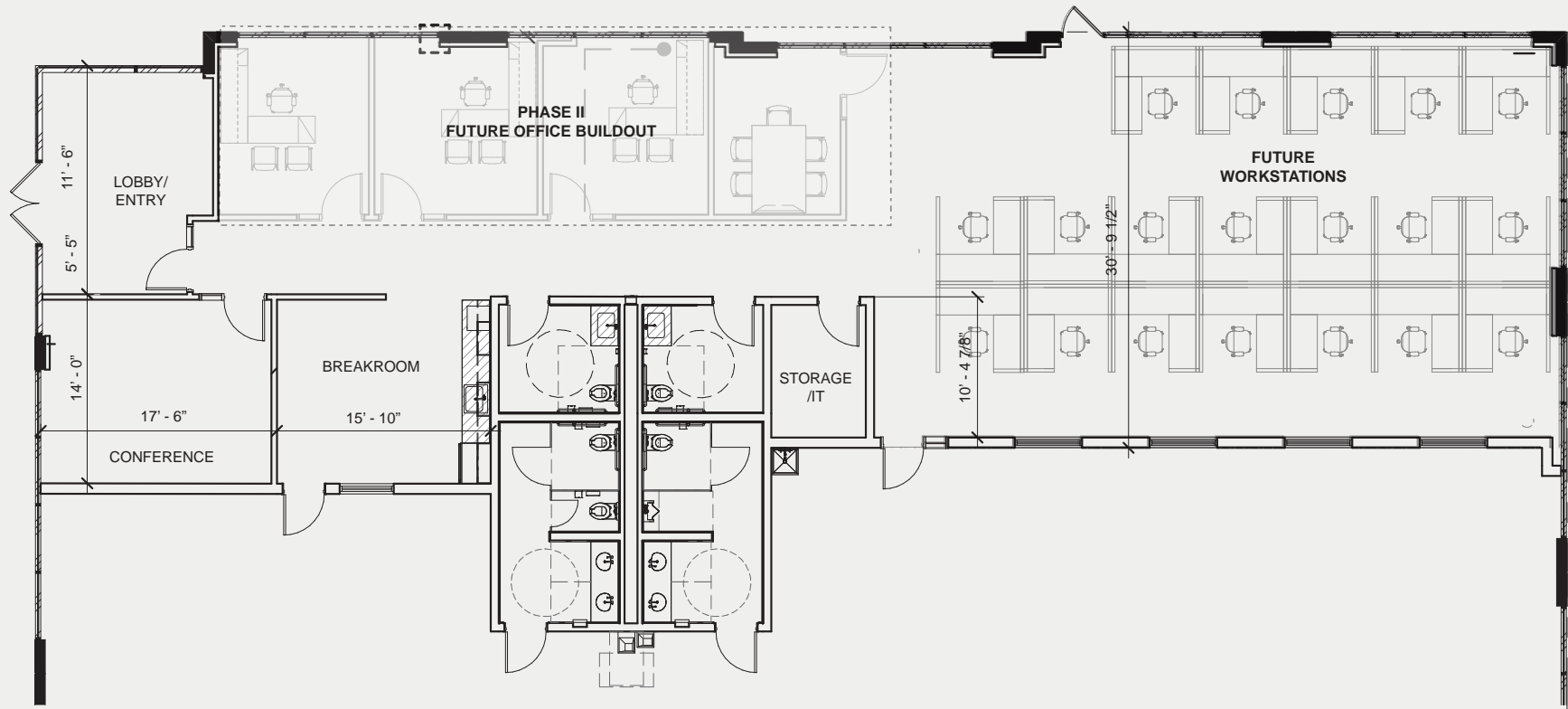
 60 dock packages

 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

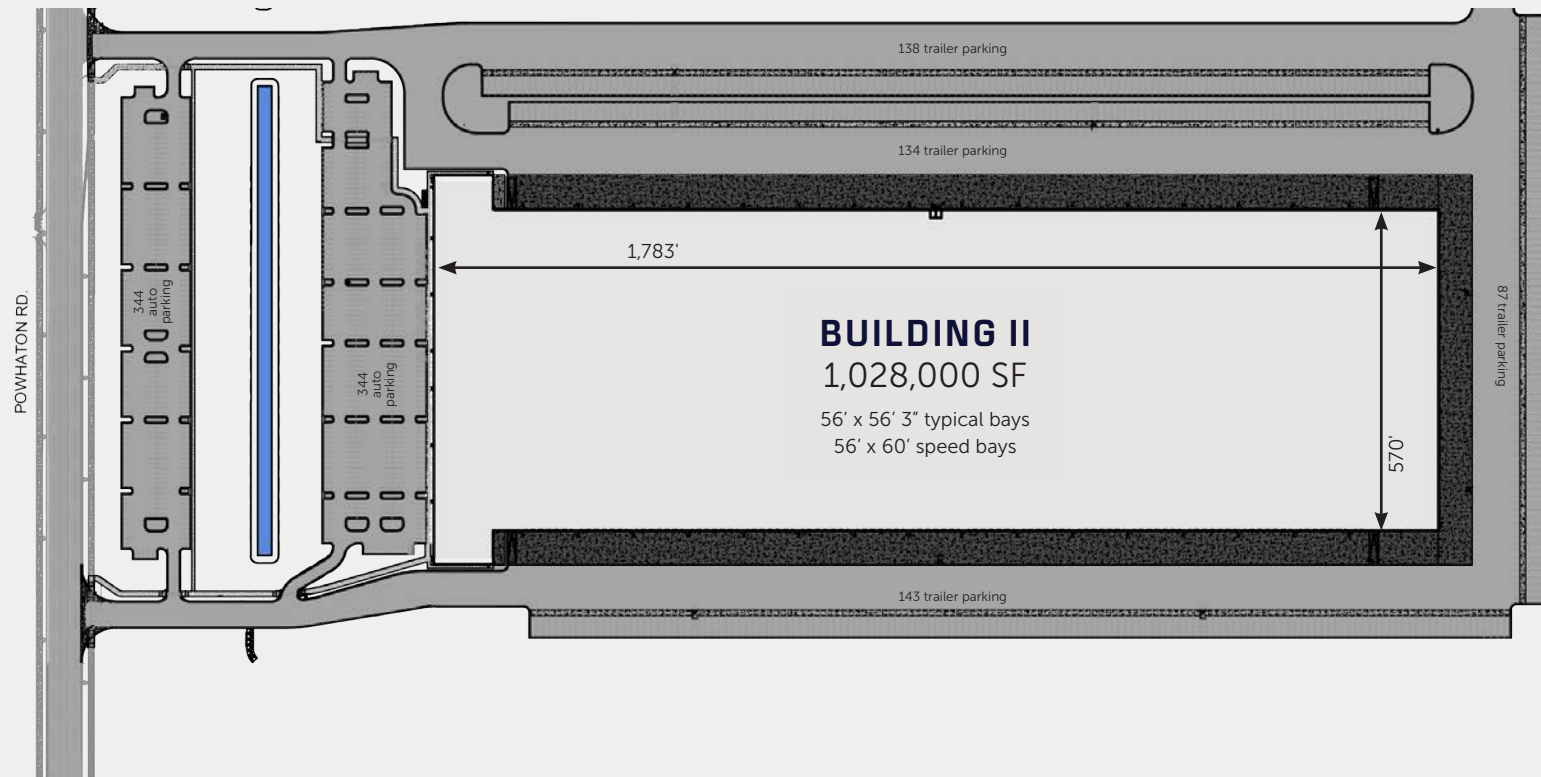
92 dock doors

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

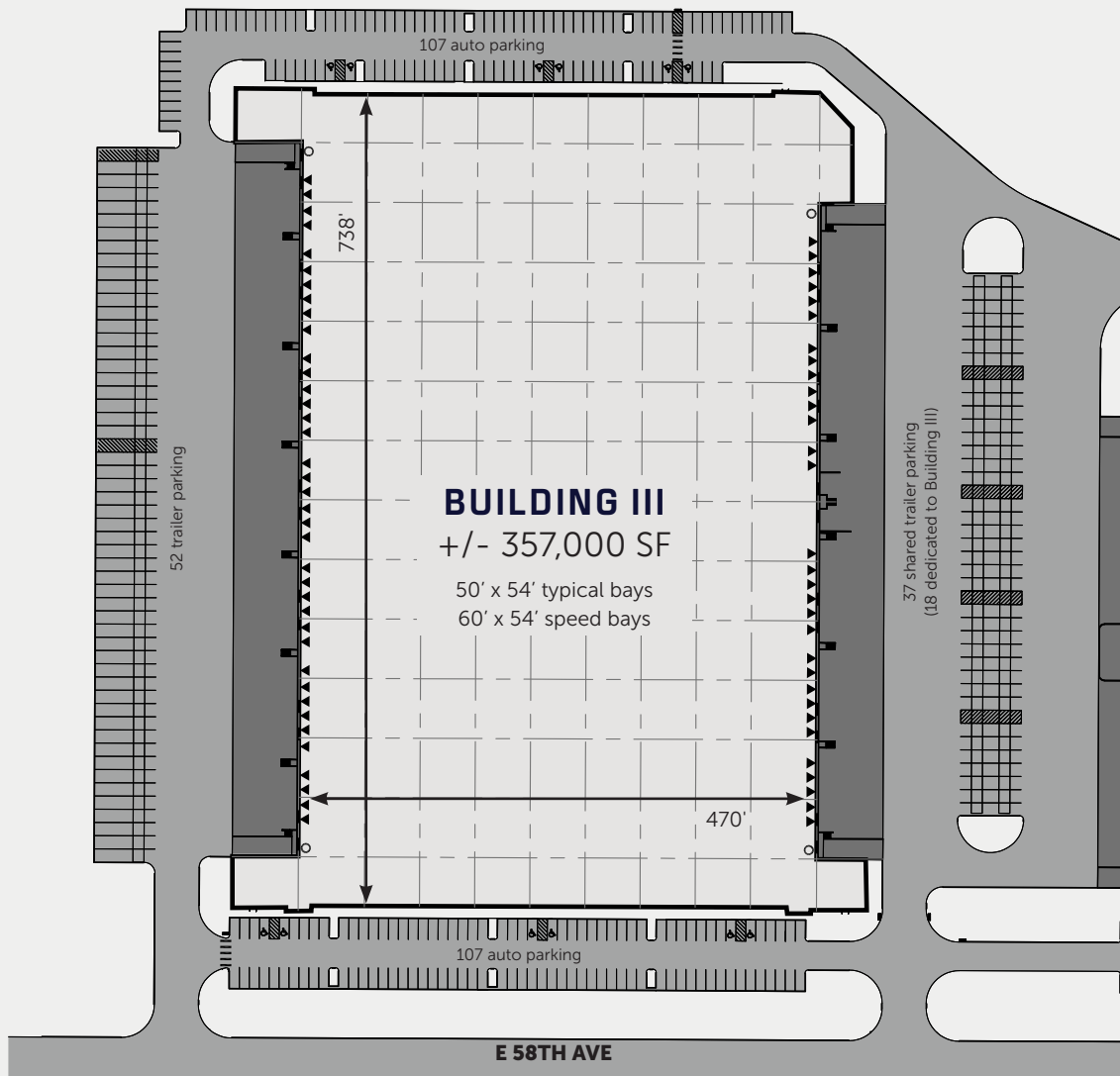


Two 3,000-amp services









**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

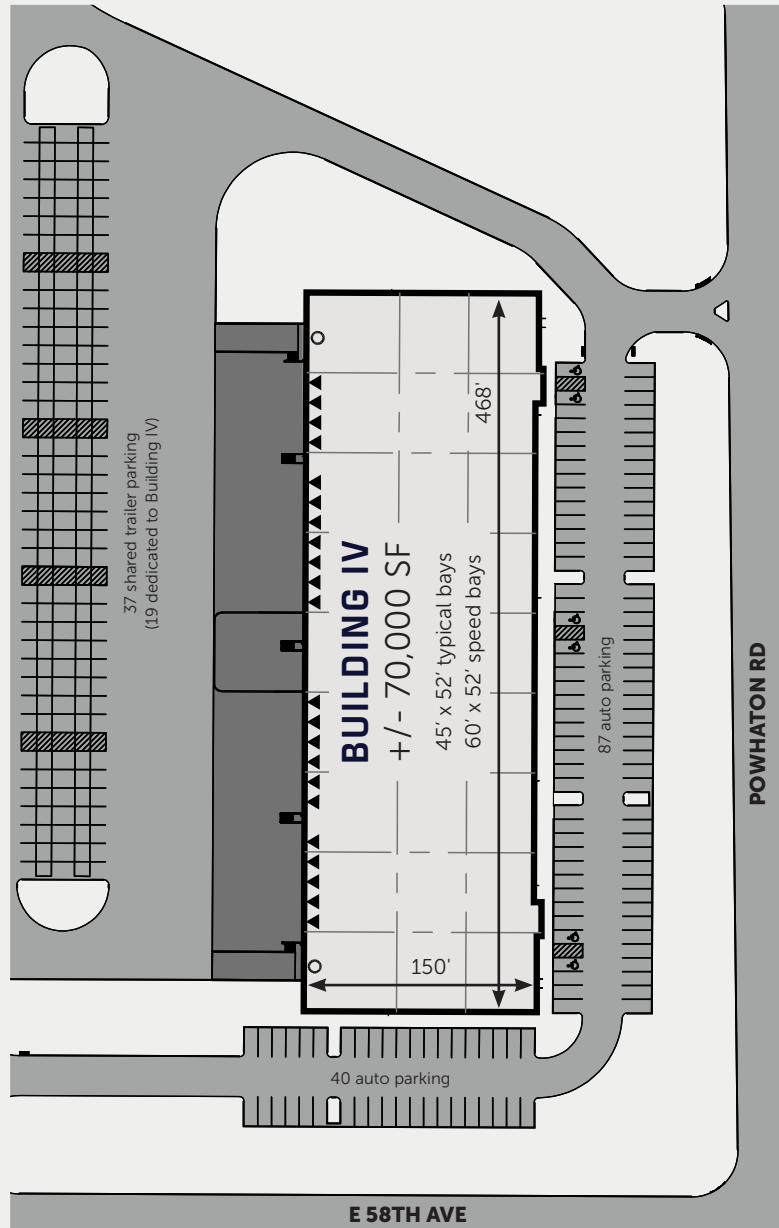
**Q1 2025**

Available for Fixturing

**Q2 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

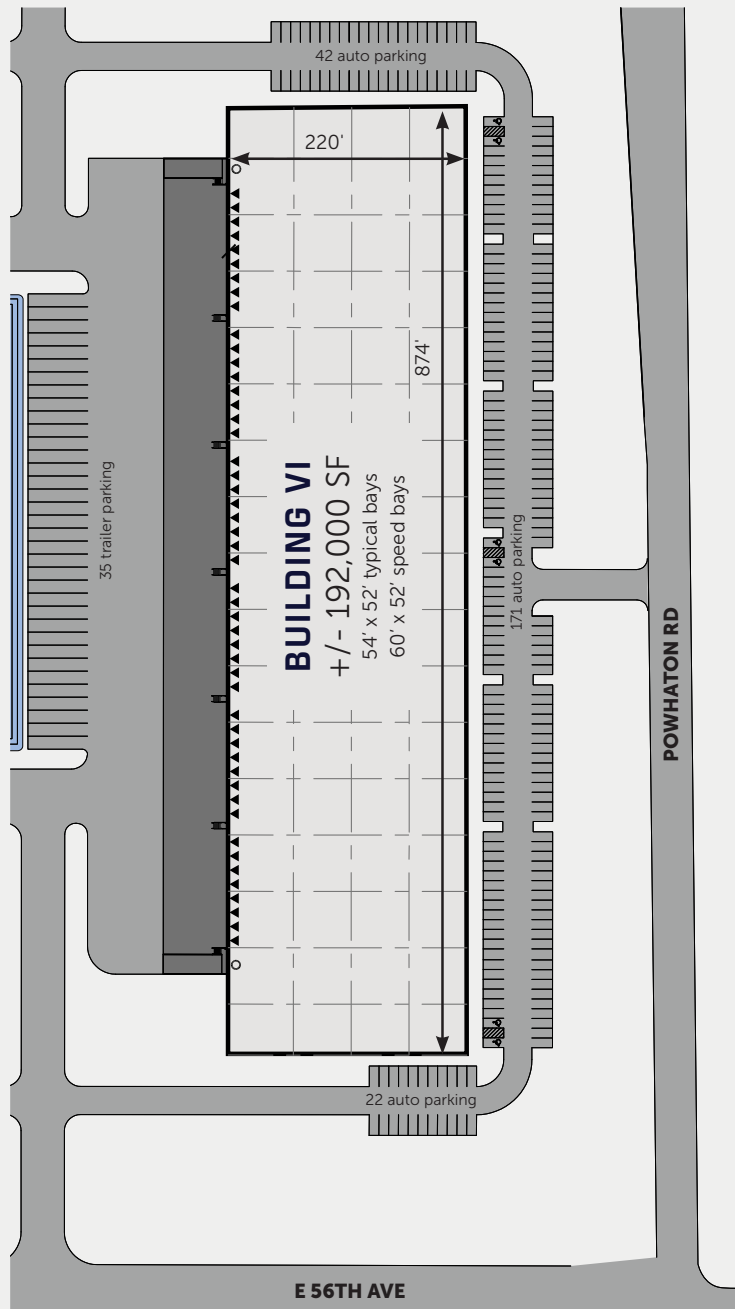
Available for Fixturing

### 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



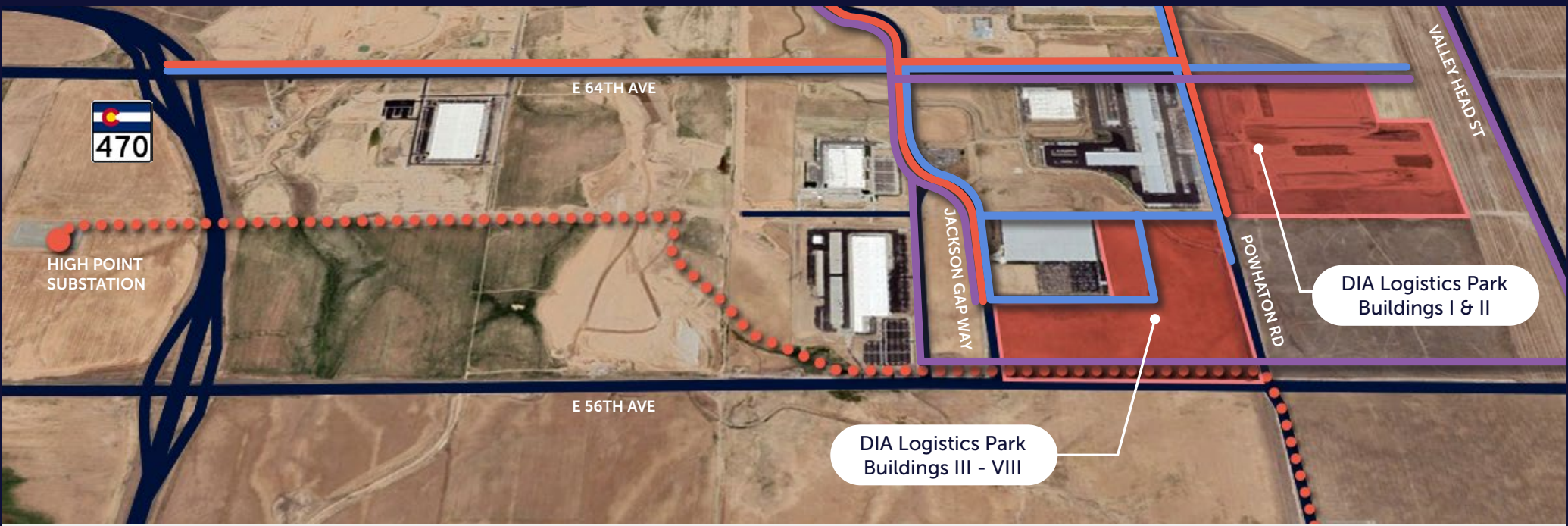
## ACCESS & LABOR

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.



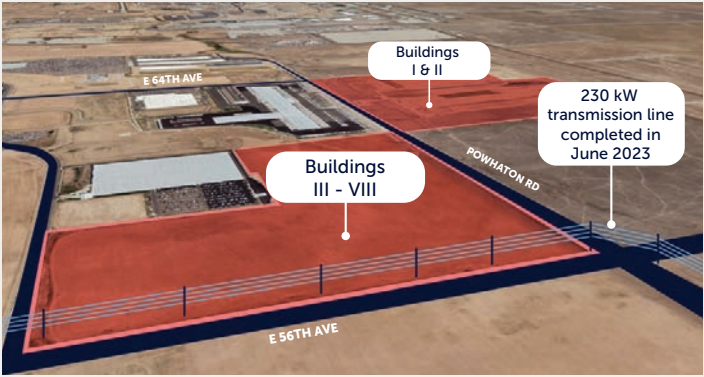
A

SITE UTILITIES



LEGEND

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

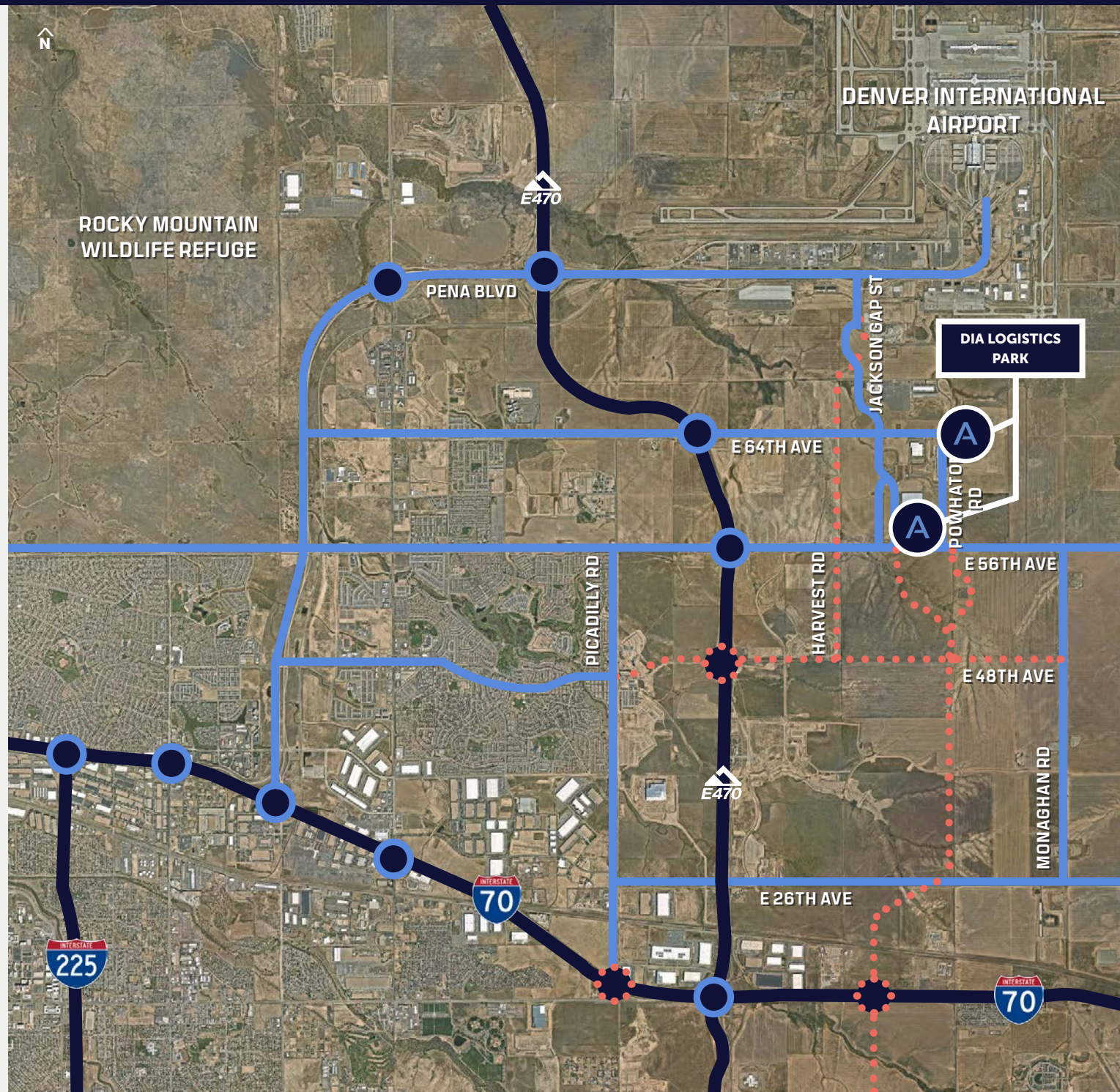
2.3 miles to E470 & 64th

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](http://DIALOGISTICSPARK.COM)

[AMBROSEPG.COM/PROPERTIES](http://AMBROSEPG.COM/PROPERTIES)

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**AMBROSE**

