

# DIA Logistics Park

210 ACRES LOCATED IN AURORA, CO

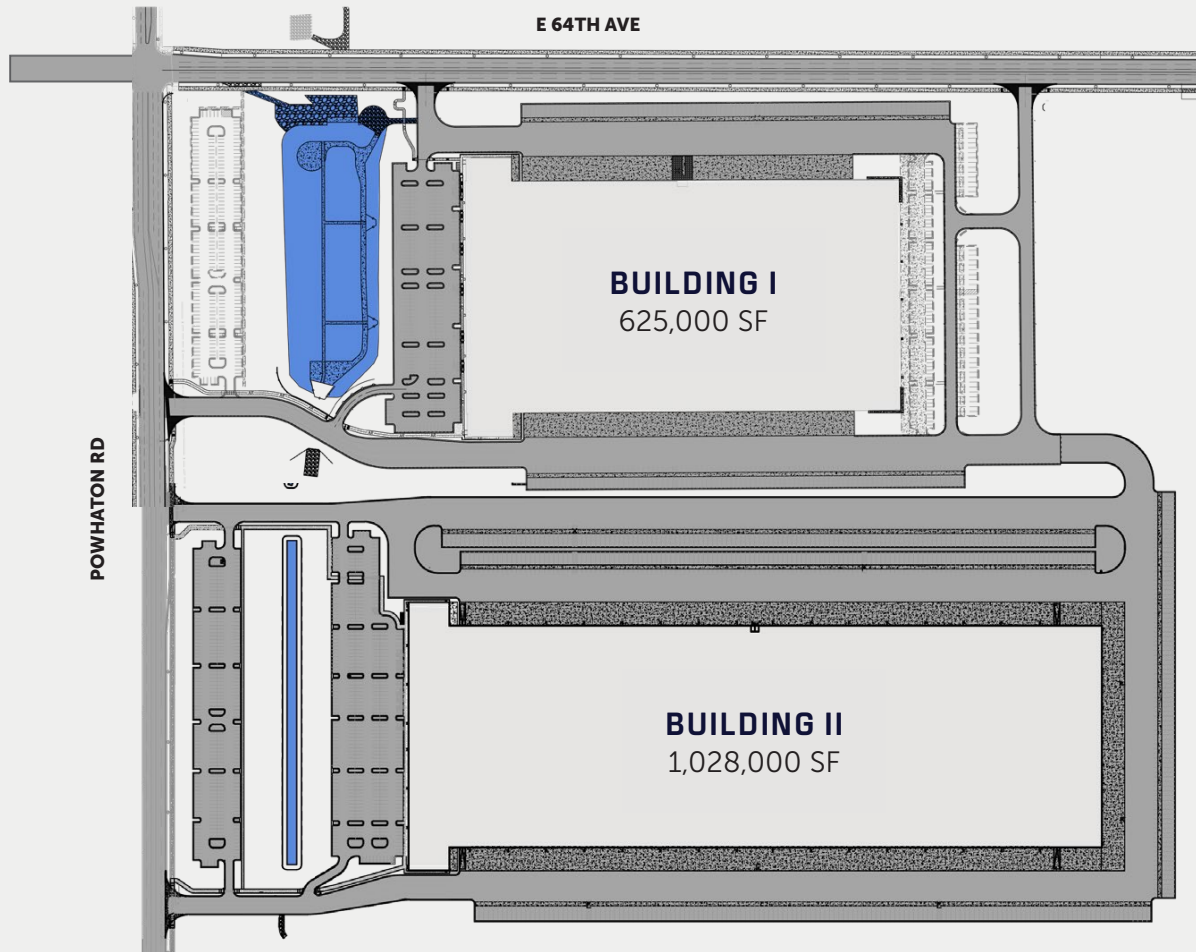
20,000 - 1,028,000 SF spaces available

6300



**BUILDING I:** +/- 46 acres

**BUILDING II:** +/- 72 acres



## Building II

Available for Build-to-Suit or User Sales

**APRIL 2022**

Pad Completion

### WATER & SEWER

City of Aurora

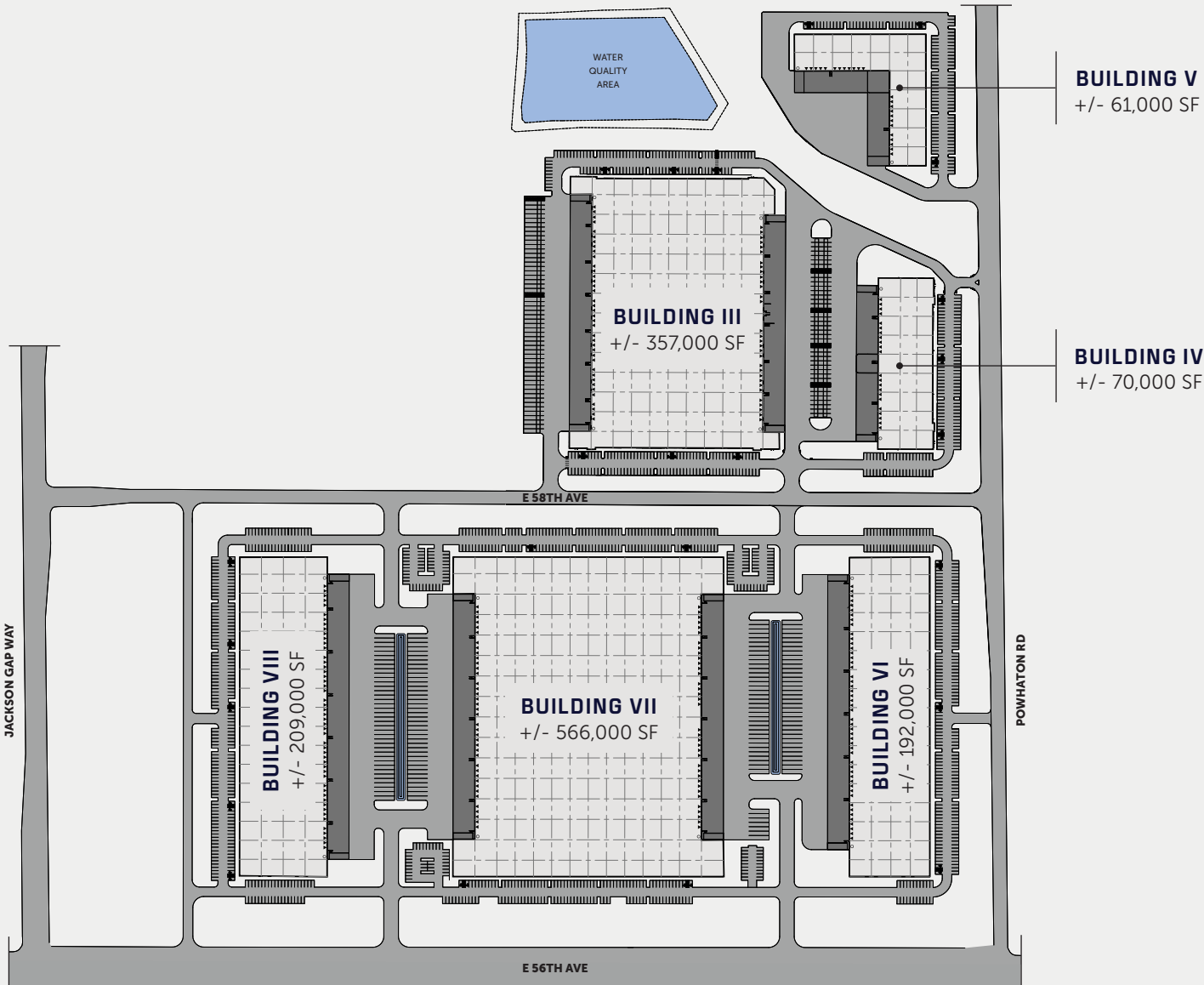
### ELECTRIC & GAS

Xcel Energy

### DATA

CenturyLink, Comcast & Lumen

**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 & 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

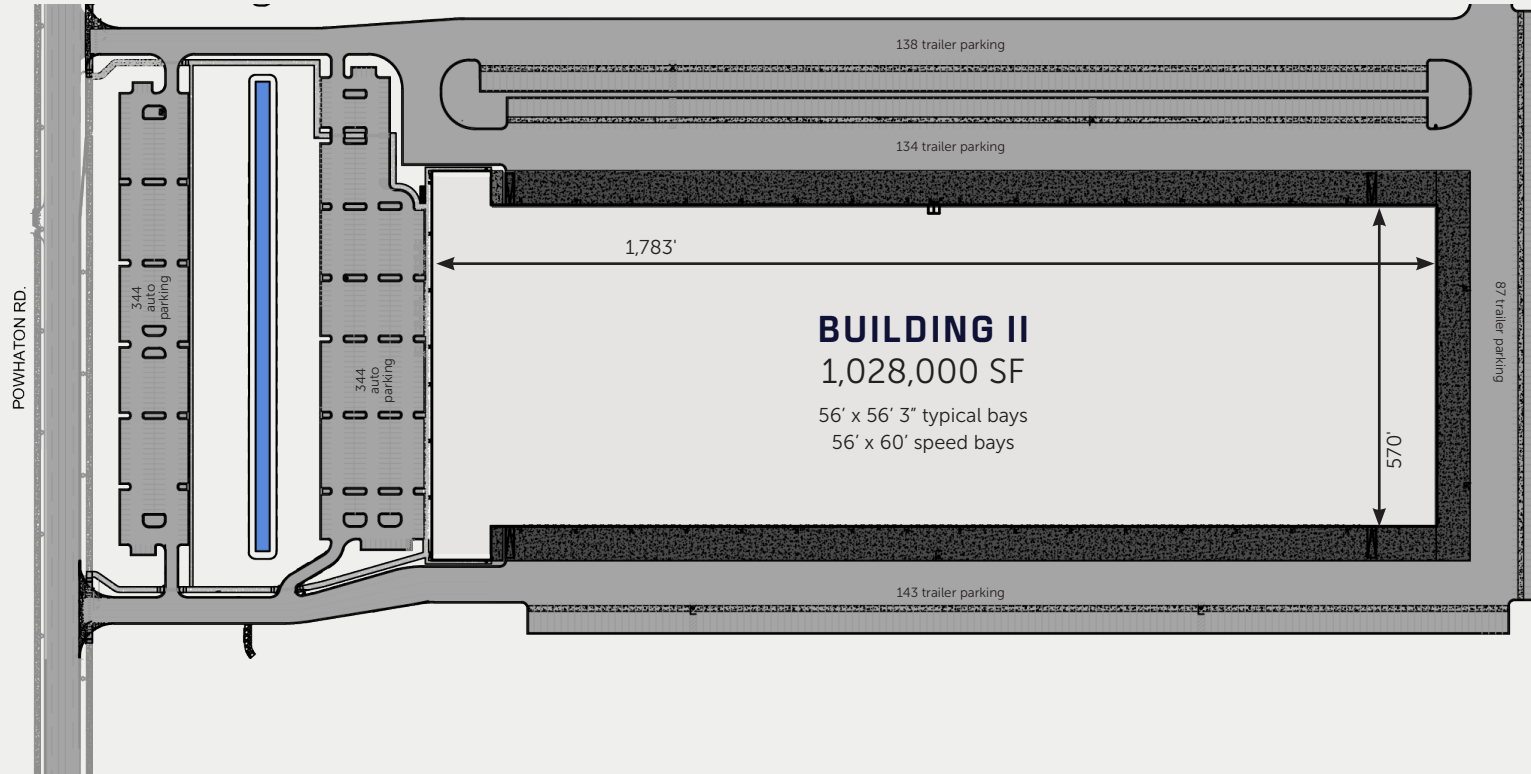
### ELECTRIC & GAS

Xcel Energy

### DATA

CenturyLink, Comcast & Lumen

**ALL BUILDINGS SEEKING LEED® CERTIFICATION**



1,028,000 SF

Building pad ready

40' clear height

745 auto parking

502 trailer parking

176 docks

4 drive-in doors

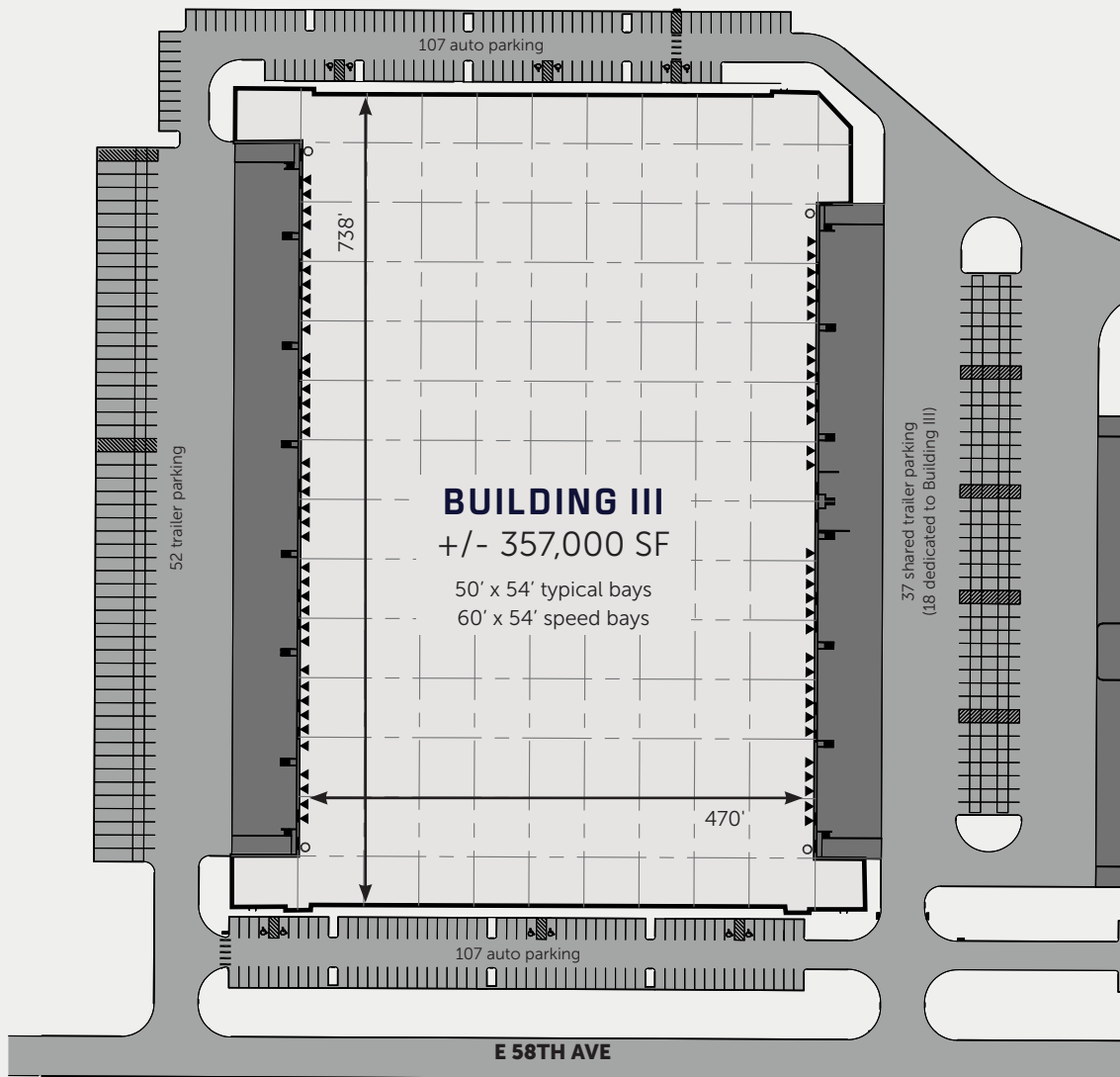
8" thick unreinforced slab

Two 3,000-amp services

**OCTOBER 2021:** Mobilization

**APRIL 2022:** Pad Complete

**SEEKING LEED® CERTIFICATION**



**+/- 357,000 SF**

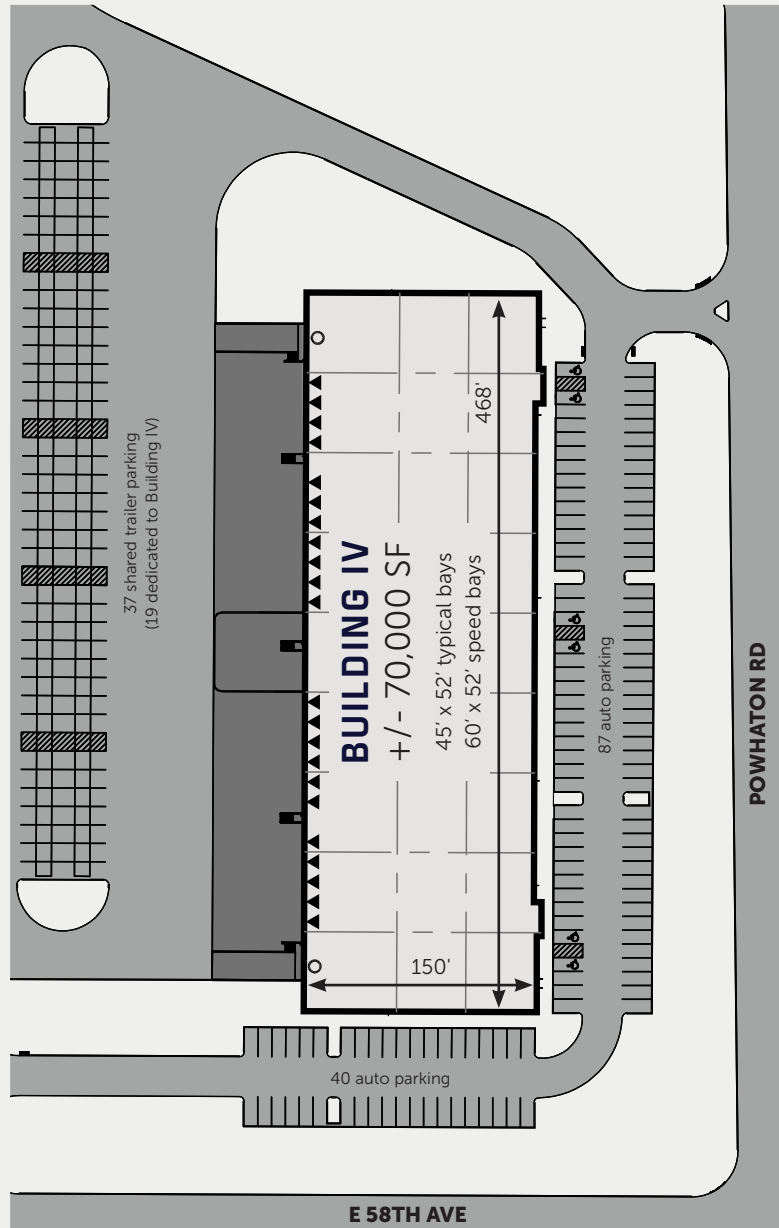
- 150,000 SF min. divisibility
- 214 auto parking
- 70 trailer parking
- 40' clear height
- 68 docks
- 4 drive-in doors
- 8" thick unreinforced concrete slab
- 4,000-amp 480/277v power service

**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

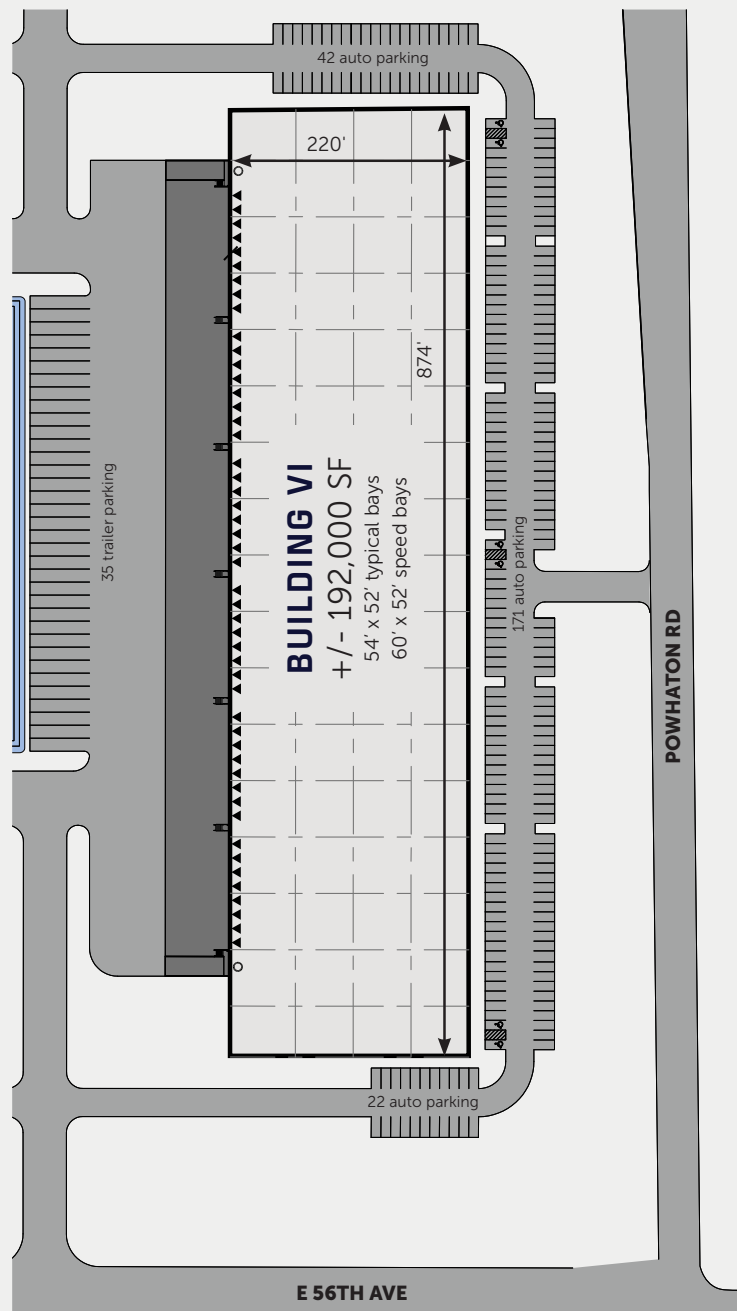
### Q3 2025

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

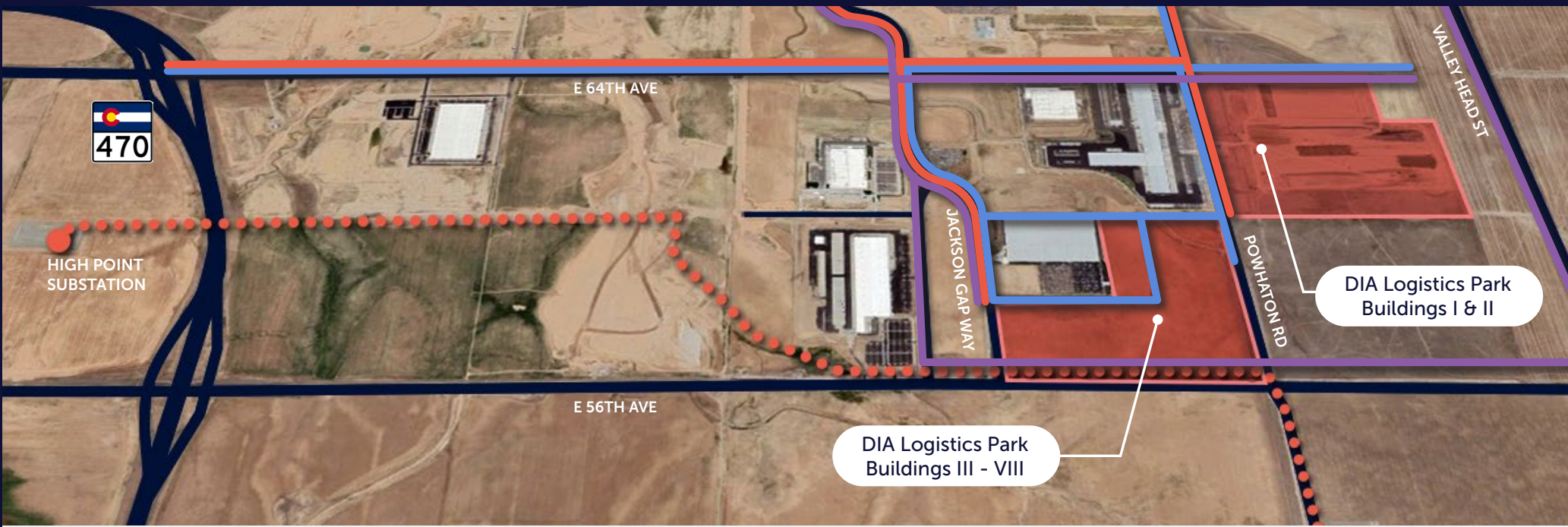
DIA Logistics Park is a Class A industrial and logistics park comprised of **eight buildings across 209 acres**. Strategically located within and adjacent to the PORTEOS industrial development, sites are just **2.25 miles from both the Denver International Airport and E470 interchange**.

- 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.





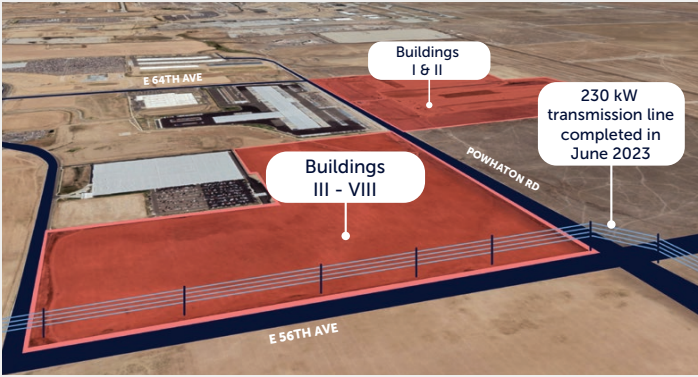
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**SITE UTILITIES**



**LEGEND**

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



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

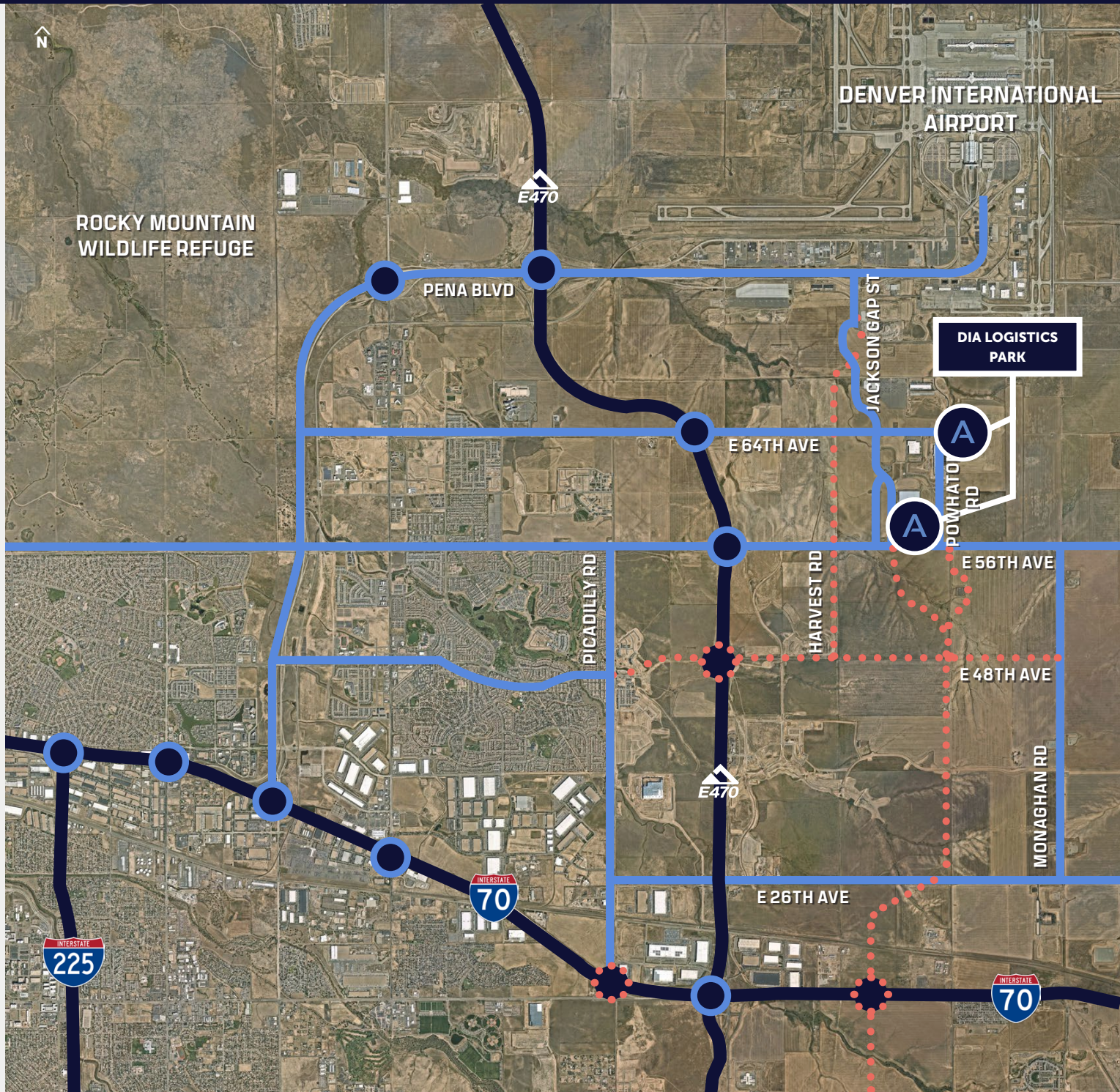
2.3 miles to E470 & 64th

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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