

DIA Logistics Park

137 ACRES LOCATED IN AURORA, CO

20,000 - 668,000 SF spaces available
with opportunity for build-to-suit or
improved land sales



PARCEL LEGEND

Amazon DIA Logistics Park +/- 86 acres

DIA Logistics Park Lot 2: +/- 44 acres

Proposed Planning Area 1A: +/- 5 acres

Proposed Planning Area 1B: +/- 25 acres

Proposed Planning Area 2: +/- 57 acres

Proposed Planning Area 3: +/- 6 acres

Proposed Planning Areas 4 & 5:

Commercial outlots by Fine



E 64TH AVE

E 64TH AVE
ESTIMATE

E 56TH AVE

JACKSON GAP WAY

POWHATON RD

AREA 1A

AREA 3

AREA 1B

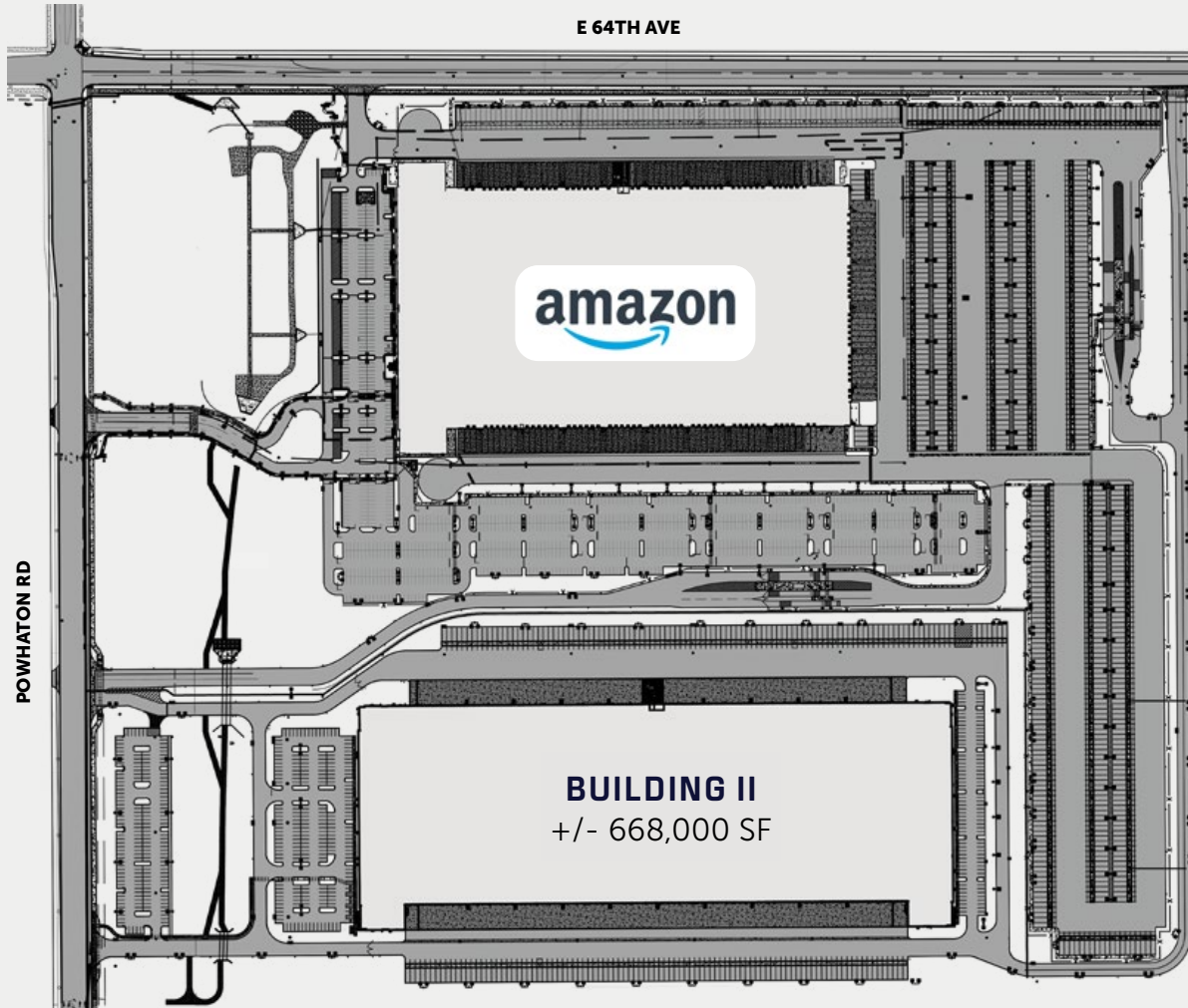
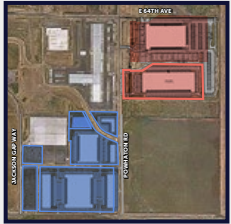
AREA 5

AREA 4

AREA 2

amazon

BUILDING II
+/- 668,000 SF



Building I

SEPTEMBER 2023

Building Completion

SEPTEMBER 2024

Sold to Amazon

Building II

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

APRIL 2022

Pad Completion

WATER & SEWER

City of Aurora

ELECTRIC & GAS

Xcel Energy

DATA

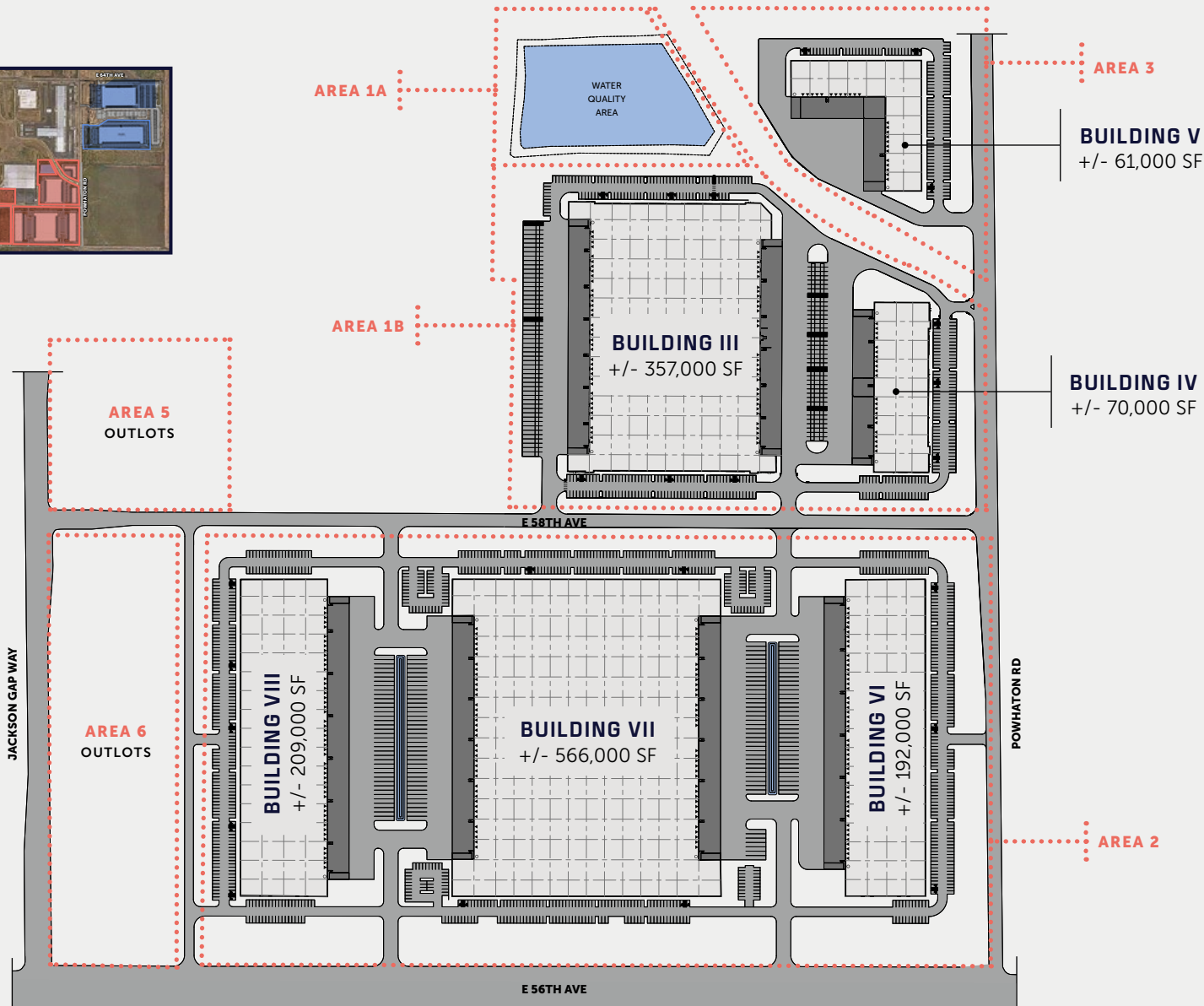
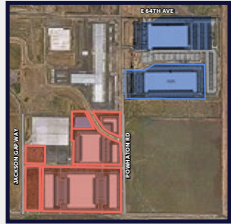
CenturyLink, Comcast & Lumen

**BUILDING II SEEKING
LEED® CERTIFICATION**



CONCEPTUAL PARK SITE PLAN - BUILDINGS III - VIII

+/- 93 ACRES



Available for
Build-to-Suit or
User Sales

WATER & SEWER

City of Aurora

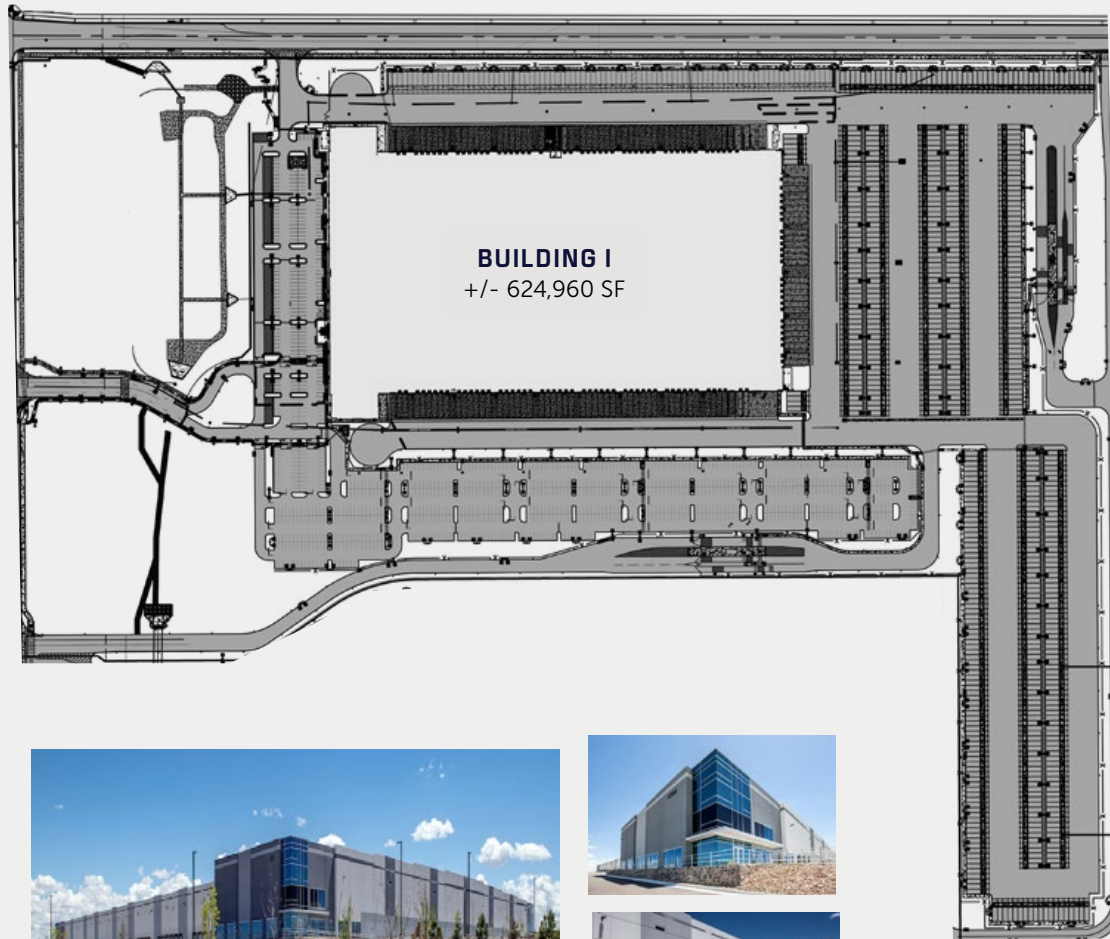
ELECTRIC & GAS

Xcel Energy

DATA

CenturyLink, Comcast & Lumen

ALL BUILDINGS SEEKING
LEED® CERTIFICATION

**+/- 624,960 SF**

-  1,000 auto parking
-  700 trailer parking
-  40' clear height
-  128 docks
-  4 drive-in doors
-  8" thick unreinforced concrete slab
-  14,000-amp 480/277v power service

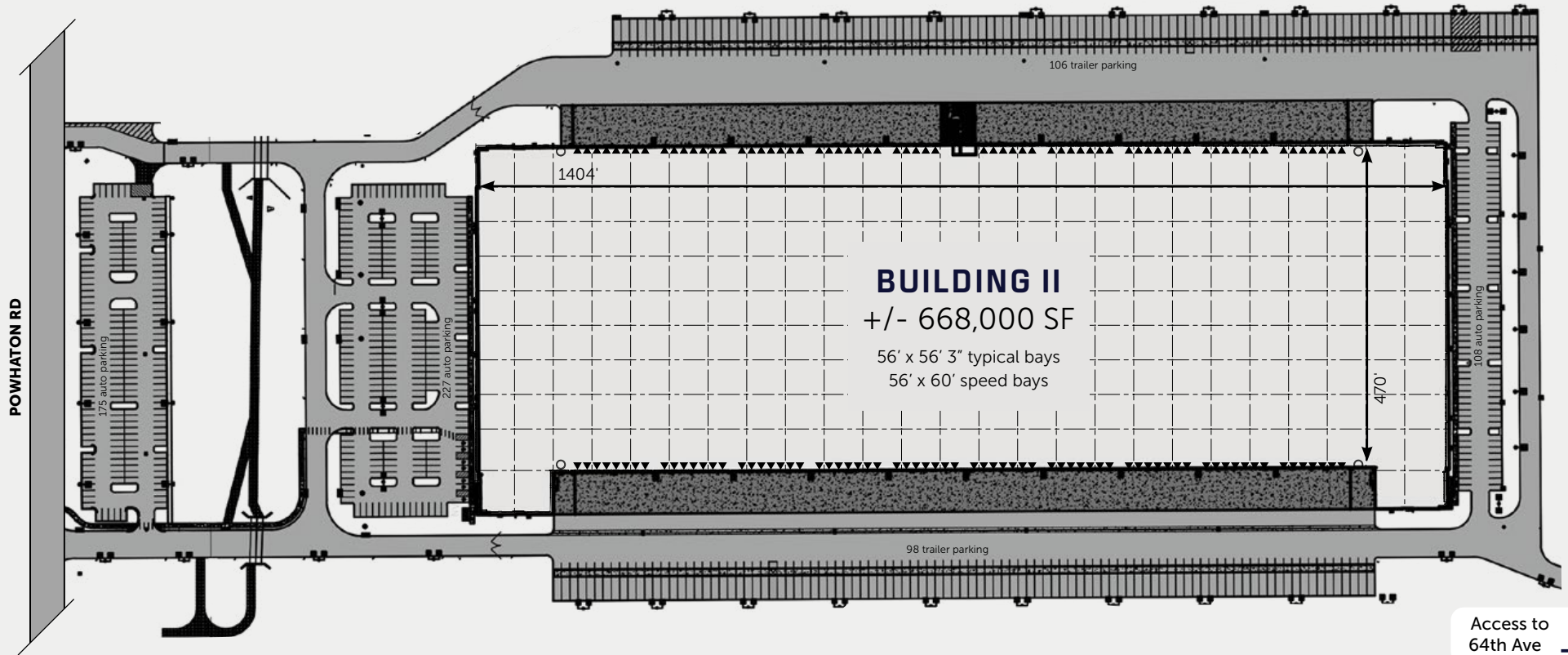
**SEPTEMBER 2023**

Building Completion

SEPTEMBER 2024

Building Sale to Amazon

LEED® SILVER CERTIFIED



+/- 668,000 SF



Building pad ready



40' clear height



510 auto parking



204 trailer parking



139 docks



4 drive-in doors



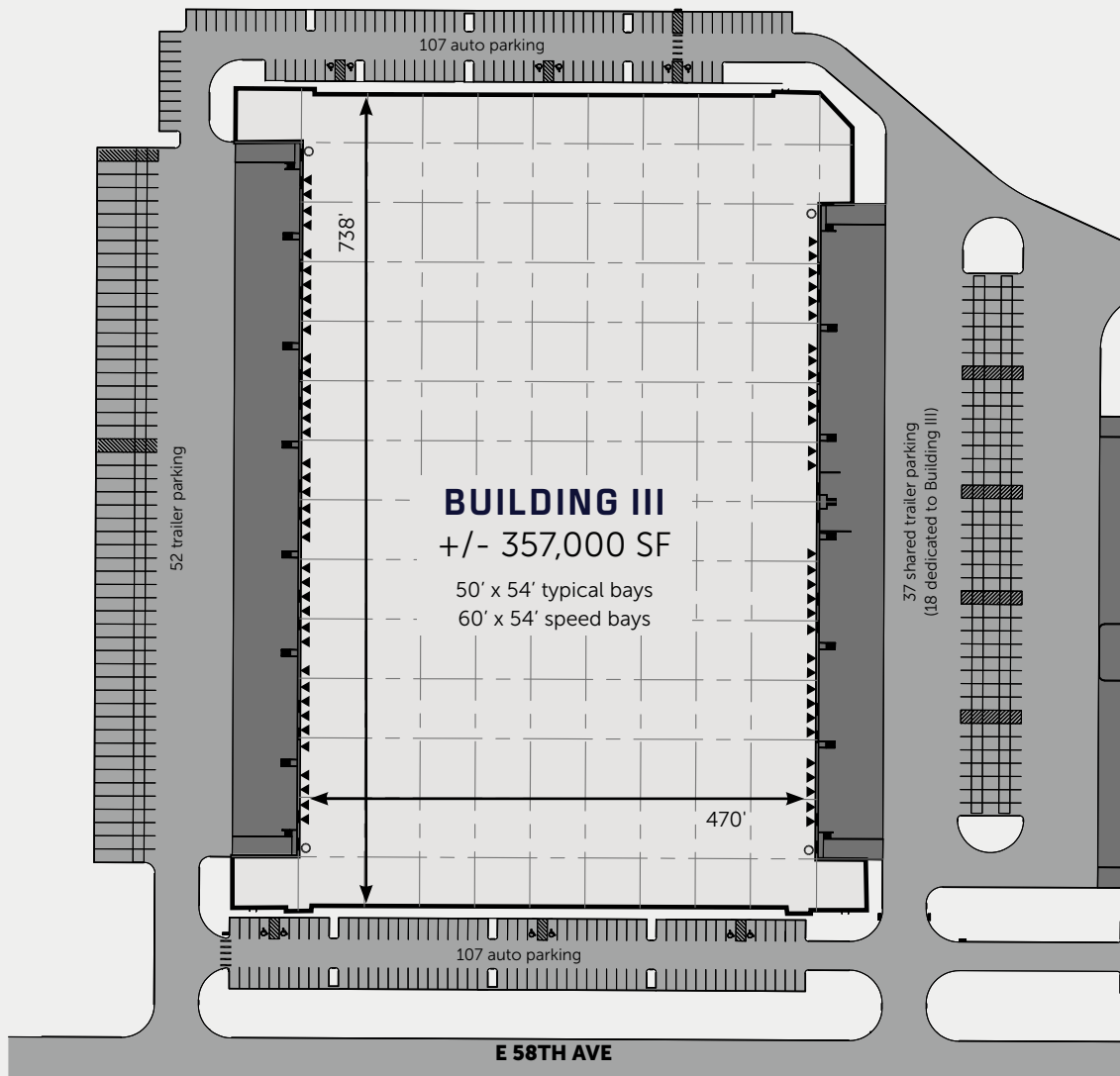
8" thick unreinforced slab



4,000-amp services

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

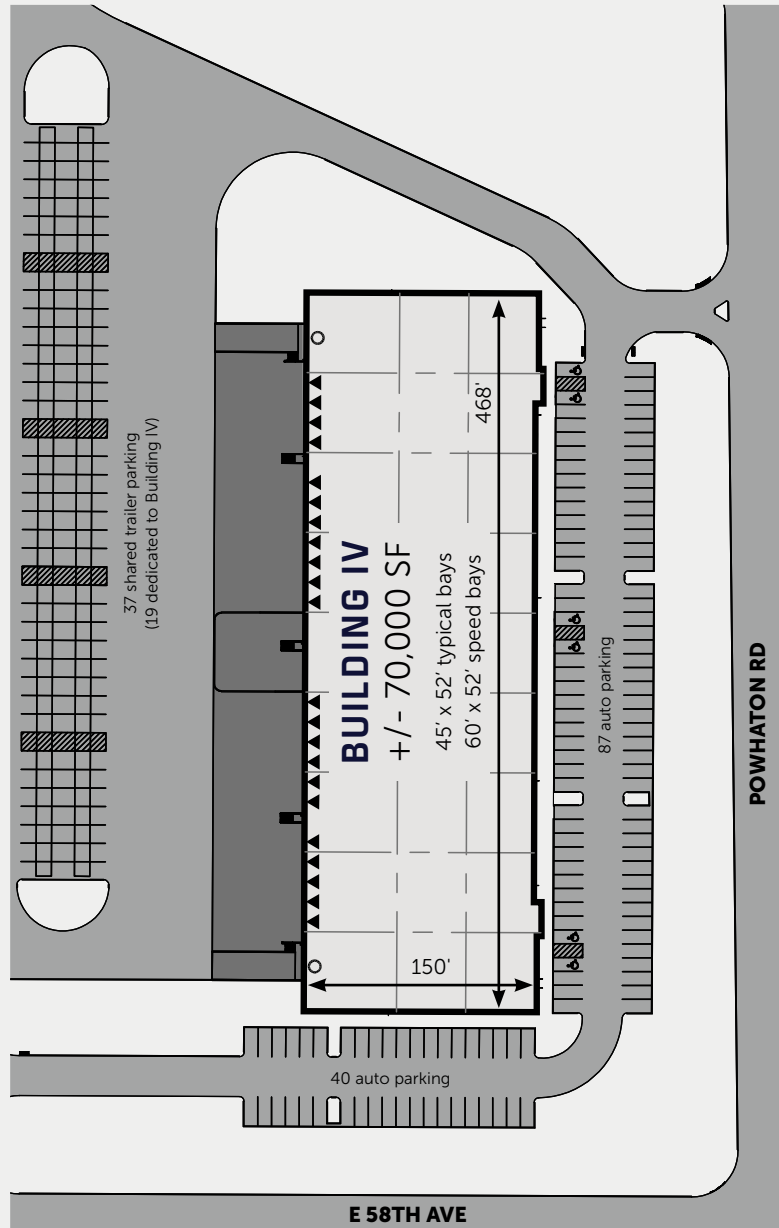


4,000-amp 480/277v power service

Q2 2024

Site Plan Approval

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

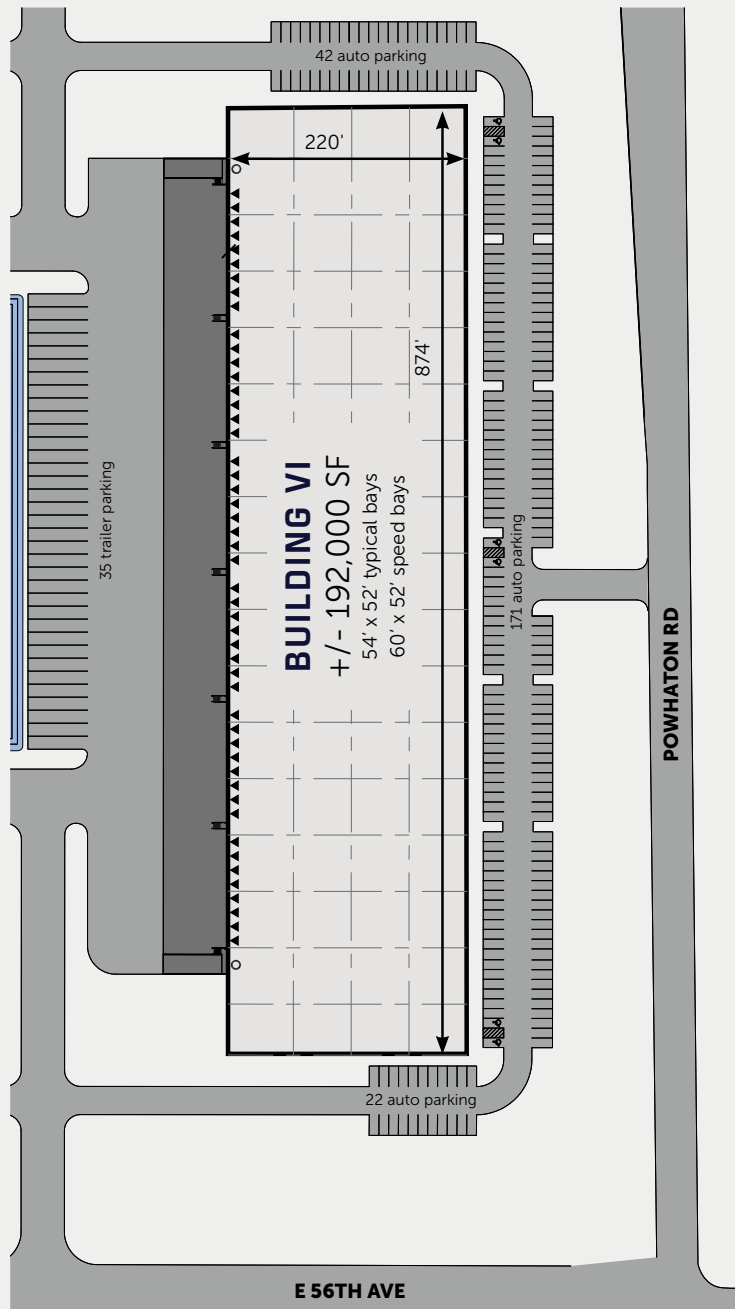


1,000-amp 480/277v power service;
expandable upon client needs

Q2 2024

Site Plan Approval

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

Q4 2024

Site Plan Approval

SEEKING LEED® CERTIFICATION



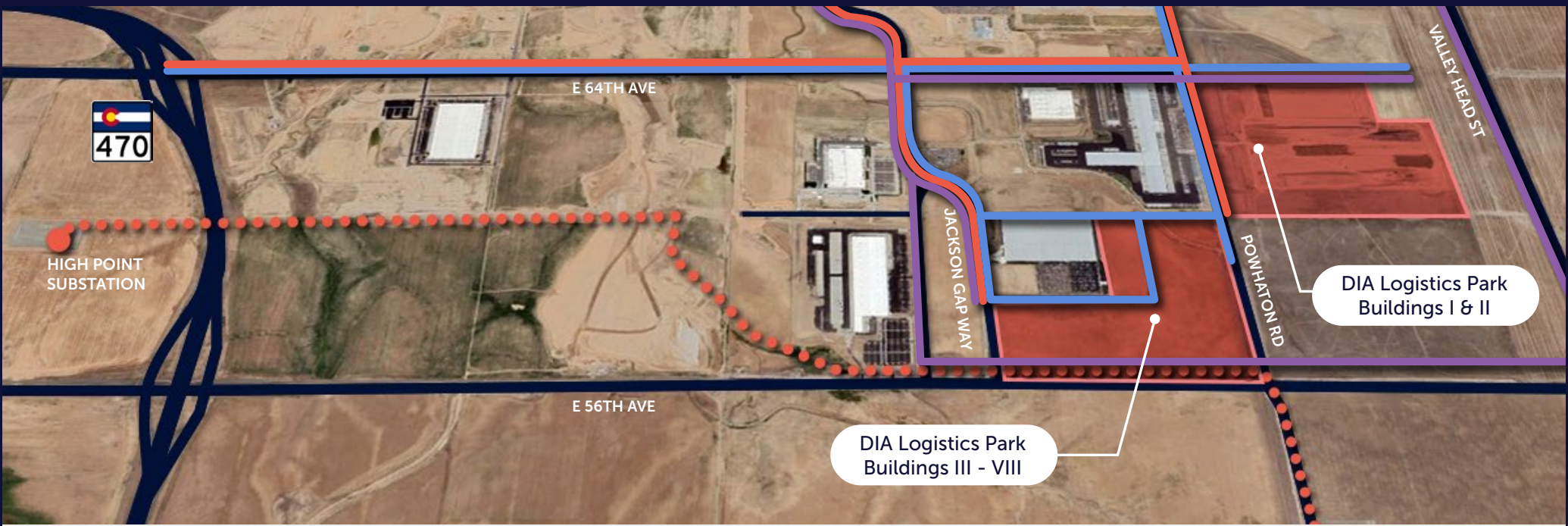
ACCESS & LABOR

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



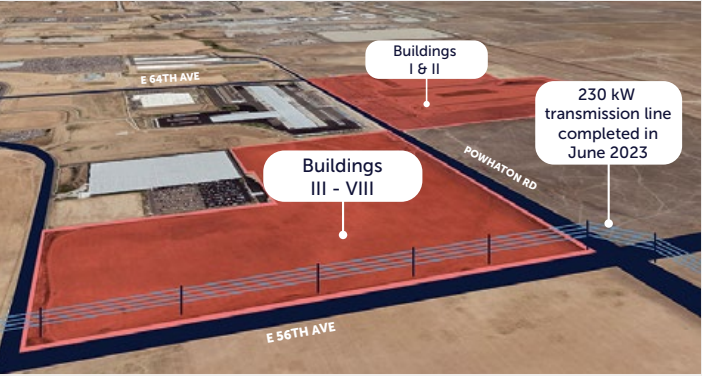
LEGEND

Electric (Distribution)

Water

Electric (Transmission)

Fiber



ELECTRICAL & WATER OVERVIEW	DIA Logistics Park II	DIA Logistics Park III - VIII
Current Project Status:	Pad Ready	Entitlements
Building Size:	668,000 sf	± 1,400,000 sf
Site Acreage:	± 44 acres	± 91 acres
Electric Provider:	Xcel Energy	Xcel Energy
Current Power to Site:	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	High Point
Water Provider:	Aurora Water	Aurora Water
Current Water Availability:	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

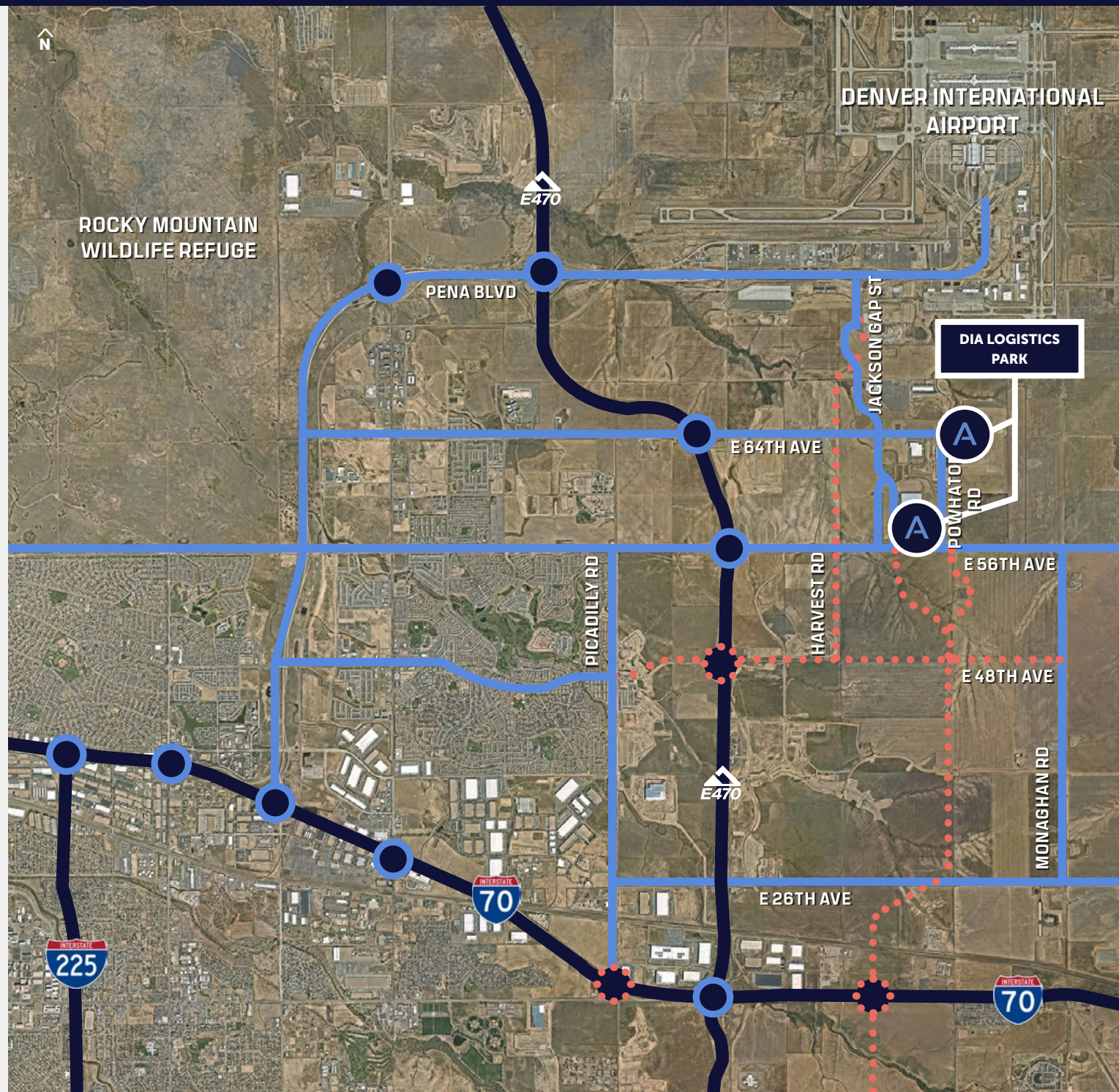
2.3 miles to E470 & 64th

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

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AMBROSE

