

THE NEW **EPICENTER** OF INDUSTRIAL COMMERCE



staffordlogisticscenter.com



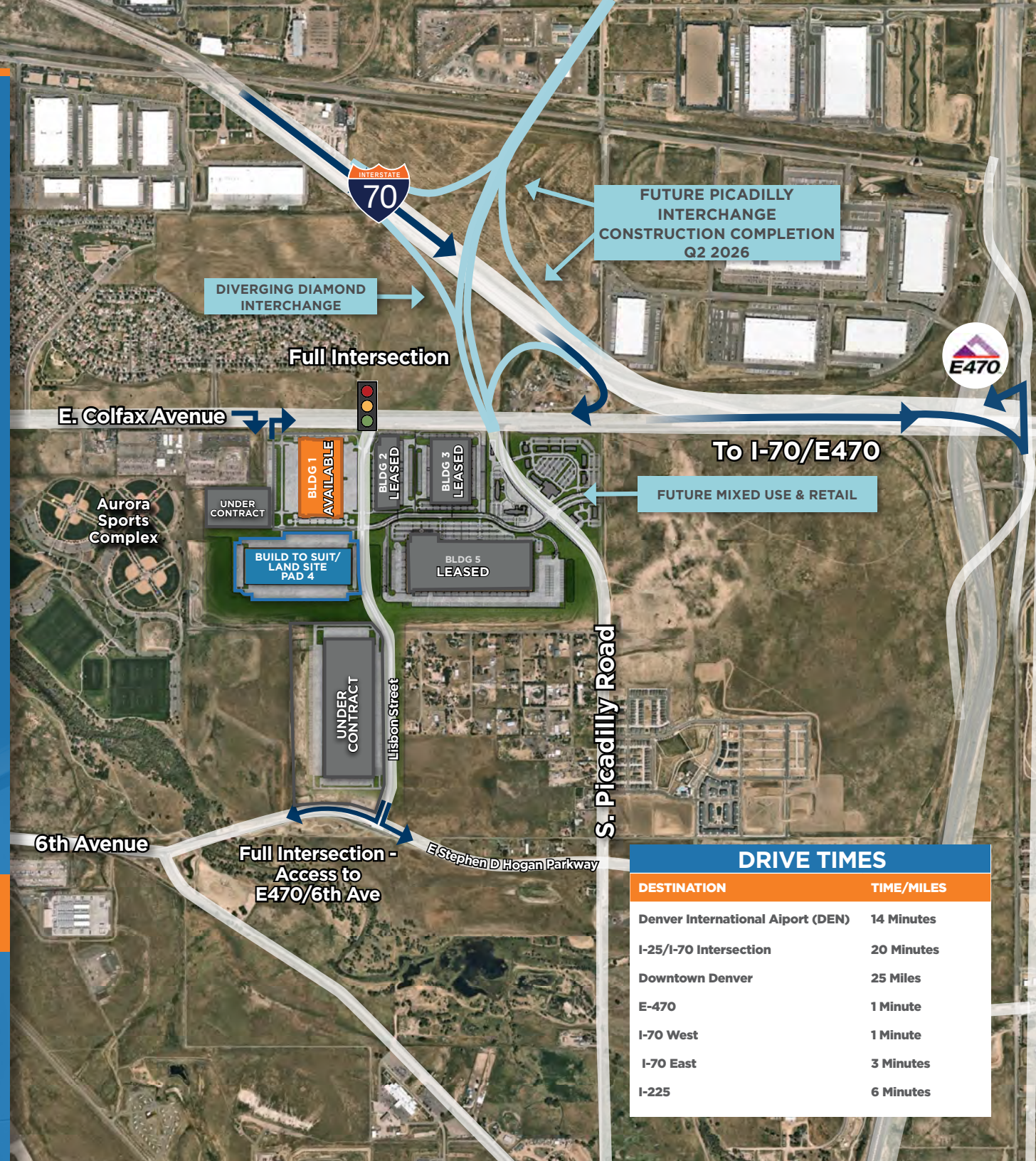
20500 EAST COLFAX AVENUE, AURORA, CO 80018
BUILDING 1: ±148,534 - ± 594,138 SF AVAILABLE

EXECUTIVE SUMMARY

Stafford Logistics Center is one of the most prolific business parks delivered to the greater Denver industrial market in the last decade. Located at the confluence of I-70, E-470, E. Colfax Avenue, and Picadilly Road, the park encompasses approximately 4.4 million square feet across ±368 acres. The property offers superior transportation access compared to any other major business park in the area.

The I-70 and Picadilly interchange, currently under substantial construction and scheduled for completion in Q2 2026, will provide direct, efficient access to both I-70 and E-470, further enhancing regional and national connectivity. Ongoing and newly delivered residential and commercial developments adjacent to the park continue to strengthen the area's identity, labor pool, and amenity base.

UNMATCHED ACCESSIBILITY



DRIVE TIMES

DESTINATION	TIME/MILES
Denver International Airport (DEN)	14 Minutes
I-25/I-70 Intersection	20 Minutes
Downtown Denver	25 Miles
E-470	1 Minute
I-70 West	1 Minute
I-70 East	3 Minutes
I-225	6 Minutes

FUTURE I-70 PICADILLY INTERCHANGE DIVERGING DIAMOND INTERCHANGE

The new Picadilly Interchange will provide full access to I-70 for east and westbound traffic and connect directly to the NEC of Stafford, providing unparalleled access to the entire metro area.



KEY ADVANTAGES



Lowest Mill Levy for New Construction Northeast



Complimentary labor analytics, freight cost assessment and space planning



Strong Workforce Demographics



Design Flexibility with Build-to-Suit Options



Immediate Access to I-70/E-470 and 6th Avenue



Advantageous Tax Incentives and Zoning (M-1, B-3)

SITE PLAN



BUILDING 1 SPECIFICATIONS

Available SF: ±148,534 - ±594,138 SF

Lease Rate: Contact Broker for Pricing

2026 Est. Operating Expenses: \$3.27/SF

Mill Levy: 114.40
(includes metro district)

Zoning: M-1 (Industrial District)

Parking Spaces: ±357

Trailer Spaces: ±134

Dock-High Loading:
60 Dock-high doors
(44 future knockouts)

Drive-In Loading: 4 Drive-in doors/ramps

Clear Height: 36'

Building Dimensions: 1032' Long x 570' Deep

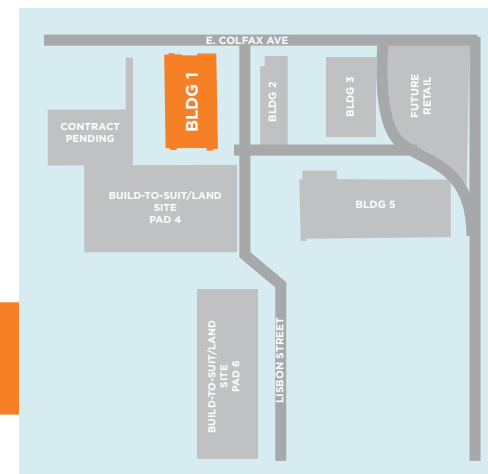
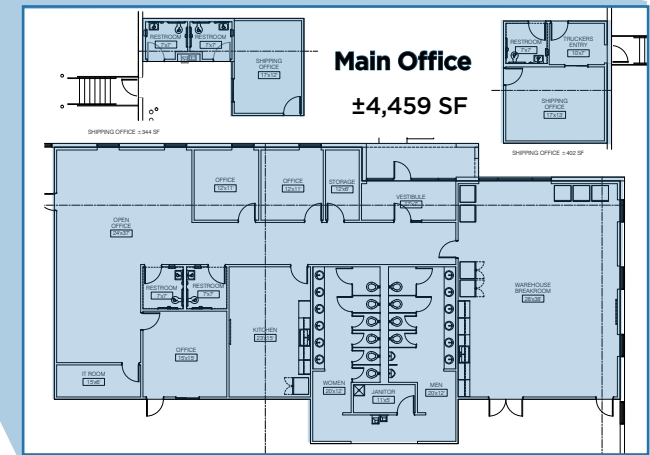
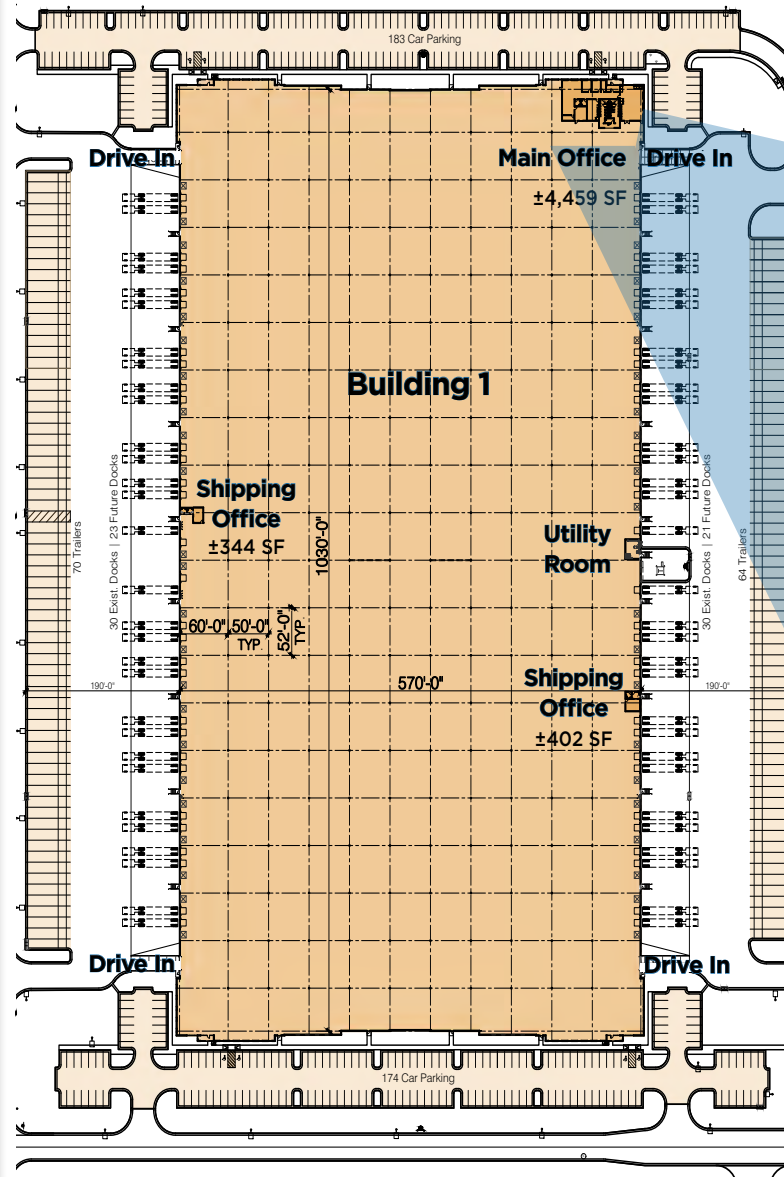
Sprinklers: ESFR

Column Spacing: 50' x 52' Interior
spacing w/ 52' x 60' Speed bays

Truck Court: Total depth of 190' from
dock to back of trailer park (140' truck
court + 50' trailer park stall)

Power: 4,000 Amps, 480V, 3-Phase

Internet Provider: Xfinity



BUILDING 1 - ±148,534 - ±594,138 SF

DIVISIBILITY OPTIONS

CORNER, SINGLE-LOAD PLANS (±135,000-162,000 SF)

LAYOUT 1

- AVAILABLE
- ±161,508 SF
- 15 Docks
- 12 Future Docks
- 1 Drive-In
- 35 Trailers
- 93 Cars

LAYOUT 3

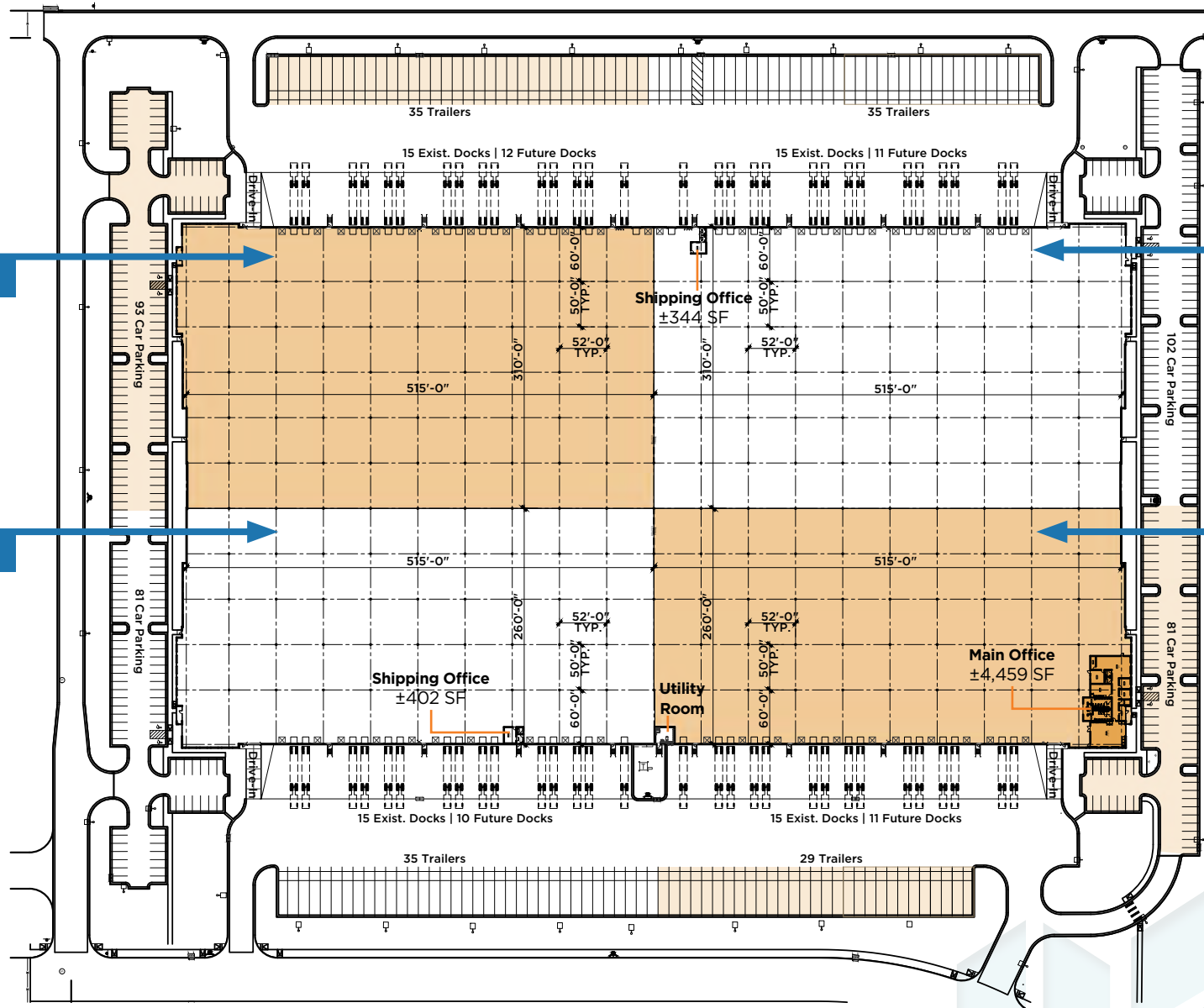
- AVAILABLE
- ±135,835 SF
- 15 Docks
- 10 Future Docks
- 1 Drive-In
- 35 Trailers
- 81 Cars

LAYOUT 2

- AVAILABLE
- ±161,509 SF
- 15 Docks
- 11 Future Docks
- 1 Drive-In
- 35 Trailers
- 102 Cars

LAYOUT 4

- AVAILABLE
- ±135,286 SF
- 15 Docks
- 11 Future Docks
- 1 Drive-In
- 29 Trailers
- 81 Cars



DIVISIBILITY OPTIONS

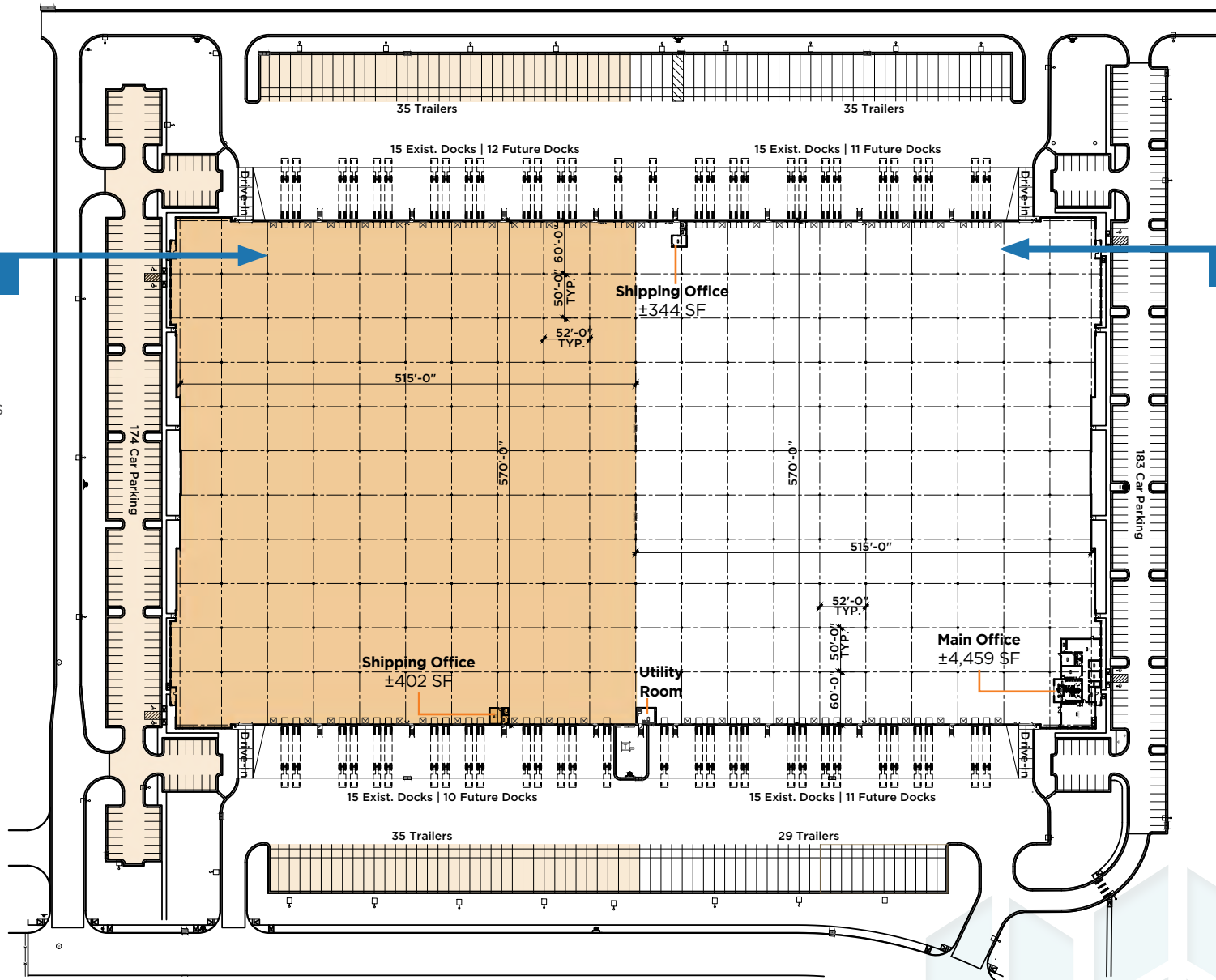
CROSS-DOCK PLANS OPTION A (±297,000 SF)

LAYOUT 1

- AVAILABLE
- ±297,343 SF
- 30 Docks
- 22 Future Docks
- 2 Drive-In
- 70 Trailers
- 174 Cars

LAYOUT 2

- AVAILABLE
- ±296,795 SF
- 30 Docks
- 22 Future Docks
- 2 Drive-In
- 64 Trailers
- 183 Cars



DIVISIBILITY OPTIONS

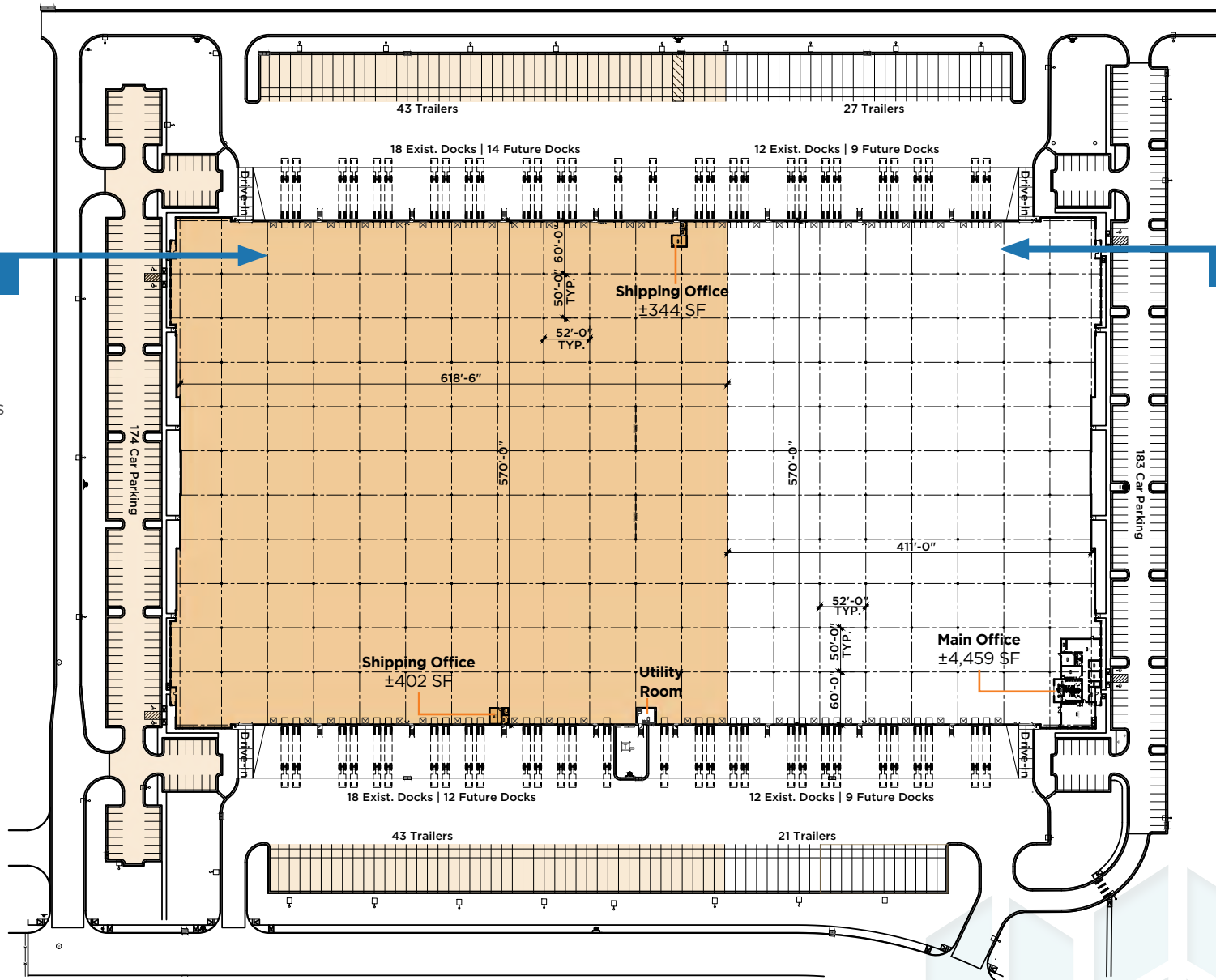
CROSS-DOCK PLANS OPTION B (±237,000 - 356,000 SF)

LAYOUT 1

- AVAILABLE
- ±356,178 SF
- 36 Docks
- 26 Future Docks
- 2 Drive-In
- 86 Trailers
- 174 Cars

LAYOUT 2

- AVAILABLE
- ±237,960 SF
- 24 Docks
- 18 Future Docks
- 2 Drive-In
- 48 Trailers
- 183 Cars

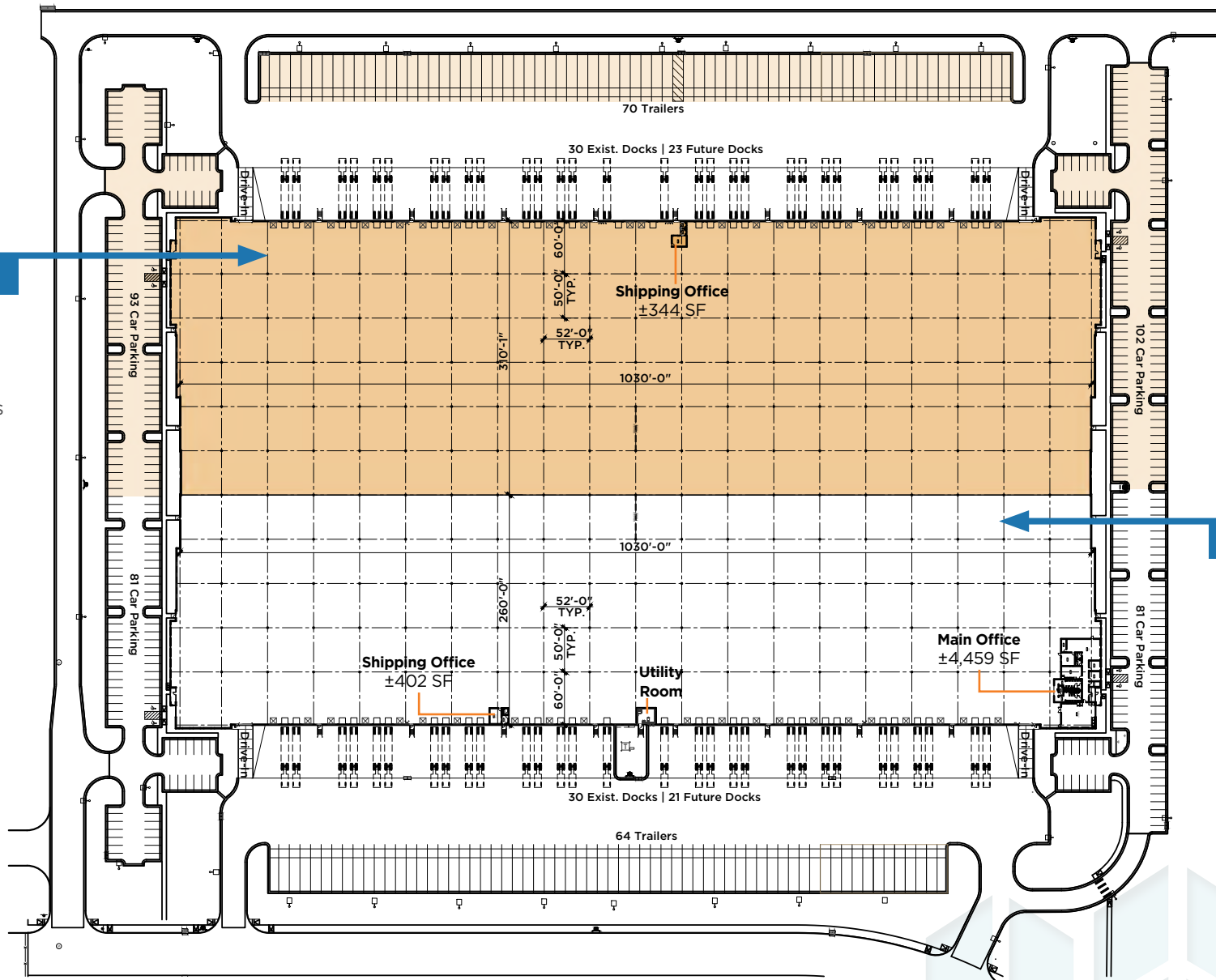


DIVISIBILITY OPTIONS

SINGLE LOAD PLANS (±270,000-323,000 SF)

LAYOUT 1

- AVAILABLE
- ±323,017 SF
- 30 Docks
- 23 Future Docks
- 2 Drive-In
- 70 Trailers
- 195 Cars



LAYOUT 2

- AVAILABLE
- ±271,121 SF
- 30 Docks
- 21 Future Docks
- 2 Drive-In
- 64 Trailers
- 162 Cars

A BETTER BUILDING UNMATCHED BASE DESIGN

*±\$4 PSF OF ABOVE-STANDARD
BUILDING FINISHES*

1 NORTHPOINT PACKAGE

- 9'x 10' manual vertical lift sectional overhead doors with insulated core, R-9, equipped with perimeter weather stripping, step plates, door lights, 50,000 cycle spring, locks
- 45,000 lb mechanical pit levelers with 7'x 8' platform, 16" lip, operating range toe guards, nightlocks, brush weather seals, and two (2) 10" x 4" projection steel faced laminated rubber bumpers
- Dock Seals with 10" projection, 10' tall side pads, 10'- 4" wide head cap with adjustable drop curtain and 22 oz. vinyl case covers with wear pleats
- Wheel chocks with 20' chains

2 CLERESTORY WINDOWS

- 4'x 6' or larger (varies by building)
- Sealed 1" insulating glass units, with low "e" coating
- Transmittance: visible light: 37%, solar energy: 28%
- Reflectance: visible light (exterior): 8%, (interior): 14%
- ASHRE U-Value: winter nighttime: .35, summer daytime: .35
- Shading Coefficient: .47
- Solar Factor (SHGC): .40

3 ROOF SYSTEM

- All roof system components are FM approved materials
- Roof deck consisting of 22-gauge 1½" deep ribbed metal, factory primed white on the underside
- Roof system consisting of mechanically fastened 45-mil, white, single-ply TPO membrane
- Minimum R-20 polyisocyanurate rigid insulation installed in two layers with joints staggered
- Fifteen (15) year "No Dollar Limit" (NDL) manufacturer's warranty
- 30"x 36" roof hatch with insulated curb and lid and 48" safety rail extension
- 36" wide roof walkway pads at HVAC roof equipment and around perimeter of roof hatch.
- 24 ga Kynar-coated coping at the top of all parapet walls

4 LIGHTS

- LED high bay fixtures with 15' modular whips and individual motion detectors
- 30 foot-candles average (minimum 20) measured at 36" above finished floor assuming an open warehouse configuration
- Minimum 15% emergency ballast backup

5 FIRE SUPPRESSION SYSTEM

- ESFR fire sprinkler system designed per FM and NFPA standards with K-16.8, 22.4 & 25.2 heads
- 2,000 GPM (minimum) fire pump (diesel or electric backup)
- Design based on solid pile storage and storage in racking up to a maximum of 35' high of Class I-IV commodities with a maximum allowable deck height of 45'

6 FLOOR CONSTRUCTION

- 7" 4,000 psi concrete over minimum 4" of aggregate base
- Power troweled, hard, smooth finish with minimum average FF55/FL35
- Floor sealed with 2 coats of hardener densifier (Ashford or equal)
- Speed bay and construction joints filled with semi-rigid epoxy (MM-80 or equal)

THE NORTHPOINT DEVELOPMENT ADVANTAGE

Established in 2012, NorthPoint Development has grown to a family of ten companies with an emphasis on a factory-to-front door model. Our firm differentiates itself through a strong engineering and technical focus. We employ numerous civil, geotech, electrical, and industrial engineers, as well as logistics, labor, and incentives professionals. "Beyond the Contract" embodies the concept that no contract can be written to reflect everything that will occur in a complex real estate transaction. Their approach in all business relationships is to be fair and to operate by the "Golden Rule."



STAFFORD
LOGISTICS CENTER

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