

DENALI

— LOGISTICS PARK —

LAND FOR SALE OR BUILD TO SUIT



SHOVEL READY



OUTDOOR STORAGE
PERMITTED



UTILITIES TO SITE



AIRPORT DISTRICT
ZONING
[MORE INFO](#)



← 1.2 MI.



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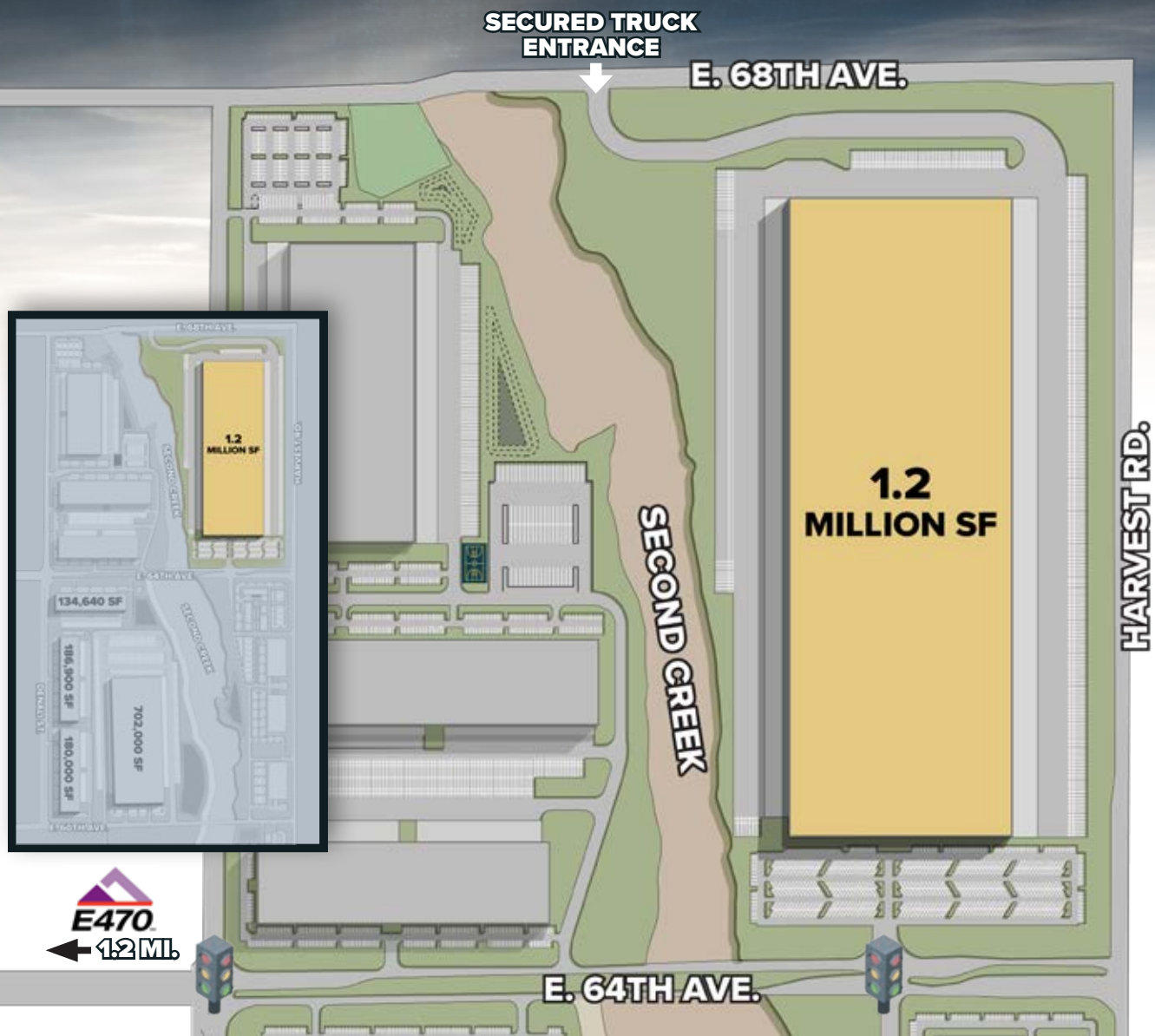
PARCEL 6 | UP TO 82 ACRES



PARK HIGHLIGHTS

- 10 - 82 Acres
- Front park rear load and cross dock configurations available
- BTS sites available up to 702,000 SF (Parcel 6) or 1,209,000 SF (Parcel 10)
- Mill levy - 147 mills

PARCEL 10 | UP TO 71 ACRES



UTILITIES

	PARCEL 6	PARCEL 10
Current Project Status:	Shovel Ready	Shovel Ready
Building Size:	Up to 700K SF	Up to 1.2 Million SF
Site Acreage:	84 Acres	72.4 Acres
Electric Provider:	Xcel Energy	Xcel Energy
Current Power to Site	13.2 KV (AMPS)	13.2 KV (AMPS)
Future Transmission Service Available:	230 KV (MW)	230 KV (MW)
Substation Source:	High Point	High Point
Water Provider:	Aurora Water	Aurora Water
Current Water Availability:	24" Main	24" Main
Wastewater Capacity:	30" Main Within 2nd Creek	30" Main Within 2nd Creek



Under Construction

Zyn	800,000 SF
Hilton Garden Inn	124 Rooms Hotel
TownPlace Suites	113 Rooms Hotel
Ryder Land	22.79 AC
The Aurora Highlands	4000+ Acre Master Development Mixed Use & Single Family theaurorahighlands.com/land-plan

Entitled Residential

Windler Homestead	263 AC
	1450 Single family units planned
Green Valley Ranch East	1,800 Units
	Retail/Residential Proposed
Sky View @ High Point	252 Single family units planned

Entitled Multi Family

	# Of Units
1 Banyan High Point	399 Units
2 Ascend at Gateway	279 Units
3 Link 56	214 Units
4 Union at the Park	196 Units

Notable Occupiers

	SF Occupied
Pepsi	1,200,000
Dollar General	919,000
Amazon	625,000
FedEx	489,287
Karcher	380,000
Costco	316,692
Kroger	300,000
TJX	200,169
Pretred	152,048
Whole Foods	136,700

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Hines



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