



LOGISTICS[®]
PROPERTY
CO

EAGLE 25 LOGISTICS CENTER

SEC of I-25 & E470



**PHASE I | THREE BUILDINGS | 608,412 SF | DELIVERING Q2 2027
BUILDING 4 BTS SITE | UP TO 142,000 SF | SHOVEL READY**

- Highly flexible site plan with varying building depths from 180' - 240'
- Unrivaled highway visibility with 122,000 VPD on I-25 and 27,000 VPD from E470
- Convenient, quick access to Denver Metro
- State of the art construction with 28' - 32' clear
- Three speculative developments totaling 608,412 SF, divisible to 28,000 SF
- Fourth building available as a build-to-suit up to 142,000 SF with a flexible site plan
- Adjacent land with build-to-suit availability up to 500,000 SF on 60 acres
- Planned Development zoning with Industrial overlay, allowing for most flexible use cases in submarket
- Registered for LEED Certification



Colliers Denver

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**Build-to-Suit available
 up to 500,000 SF on
 60 acres**



BLDG. 1

BLDG. 2

BLDG. 3

BLDG. 4

EAGLE WAY

WASHINGTON ST.

152ND AVE.

GRANT ST.



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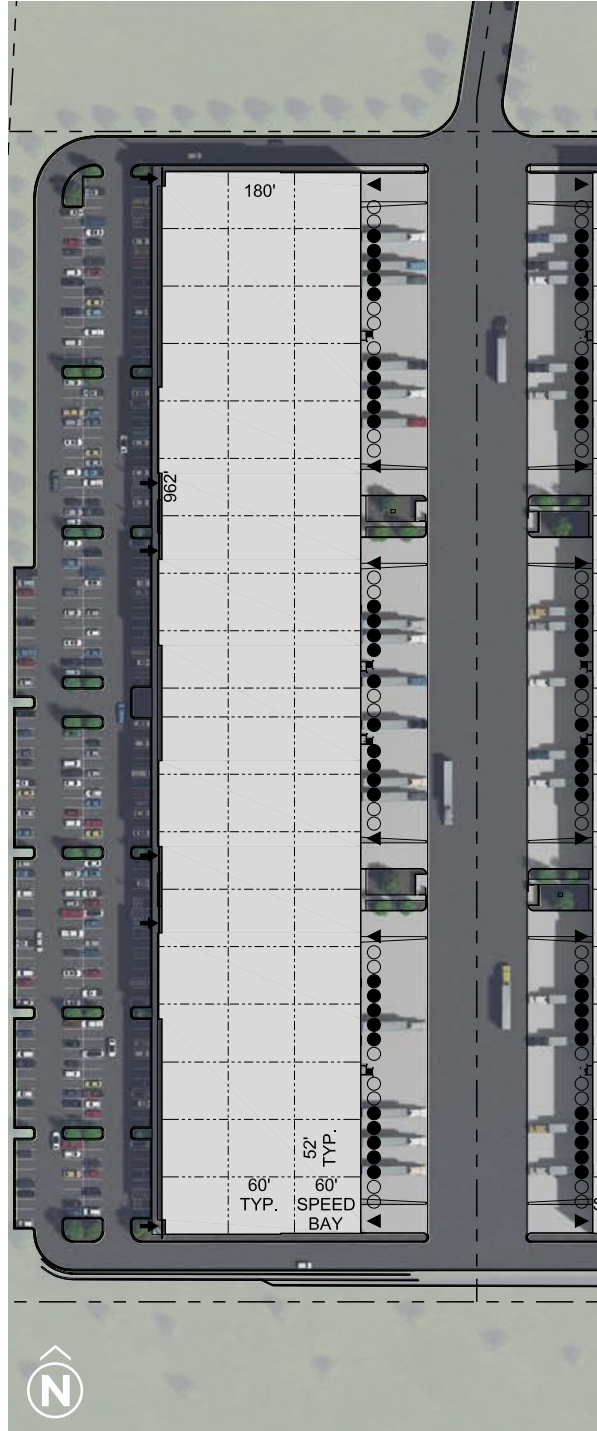
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Building 1

Building size:	174,177 SF
Clear height:	28'
Depth:	180'
Tenant entries:	4
Typical bay size:	60' x 52'
Speed bay size:	60' x 52'
Dock doors:	26
Knockouts:	18
Dock pit levelers:	12
Drive-in doors:	6
Car parking:	330
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	3,000 Amps 277/480V 3 Phase

- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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Building 2

Building size:	231,738 SF
Clear height:	32'
Depth:	240'
Tenant entries:	4
Typical bay size:	60' x 52'
Speed bay size:	60' x 52'
Dock doors:	26
Knockouts:	18
Dock pit levelers:	30
Drive-in doors:	6
Car parking:	365
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	2 x 3,000 Amps 277/480V 3 Phase



- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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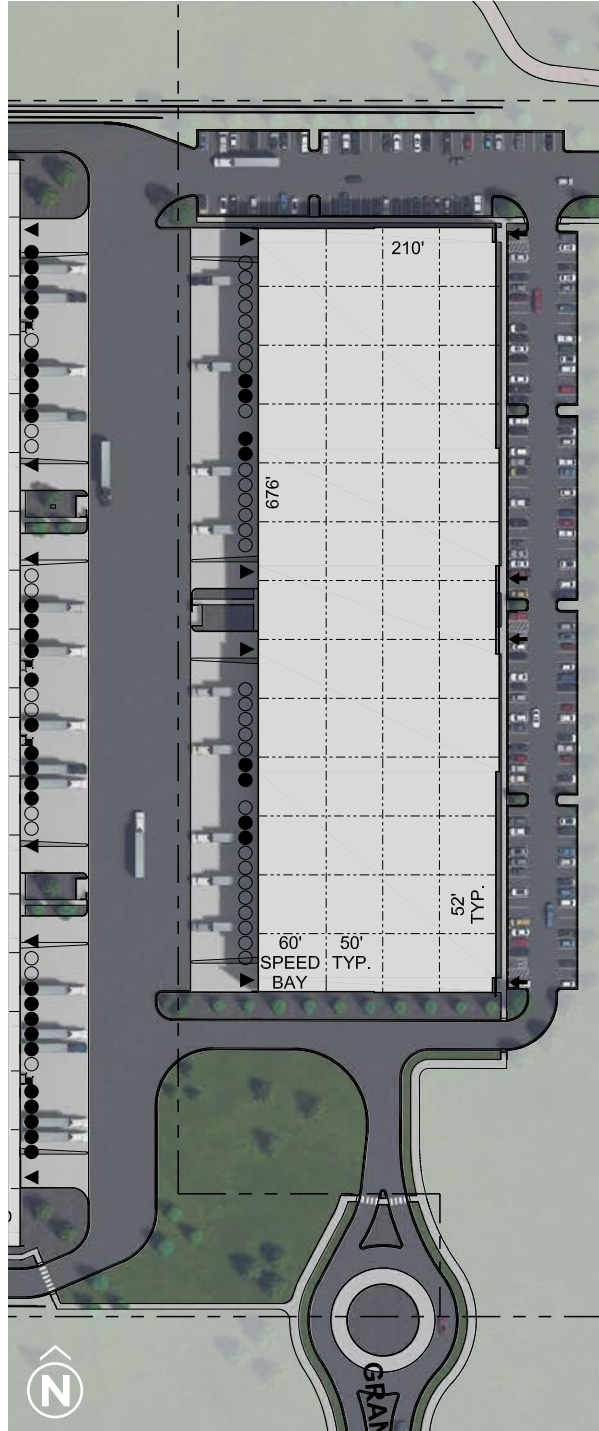
Building 3

Building size:	202,497 SF
Clear height:	32'
Depth:	210'
Tenant entries:	4
Typical bay size:	50' x 52'
Speed bay size:	60' x 52'
Dock doors:	26
Knockouts:	18
Dock pit levelers:	12
Drive-in doors:	6
Car parking:	365
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	3,000 Amps 277/480V 3 Phase



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Building 4 - Build-to-Suit

Building size:	Up to 142,000 SF
Clear height:	28'
Depth:	210'
Tenant entries:	4
Typical bay size:	50' x 52'
Speed bay size:	60' x 52'
Dock doors:	15
Knockouts:	15
Dock pit levelers:	8
Drive-in doors:	4
Car parking:	234
Water service line:	3"
Slab size:	7"
Fire protection:	ESFR
Electrical service:	3,000 Amps 277/480V 3 Phase

- ▲ Drive-In Overhead Door
- Dock Height Overhead Door
- Knockout



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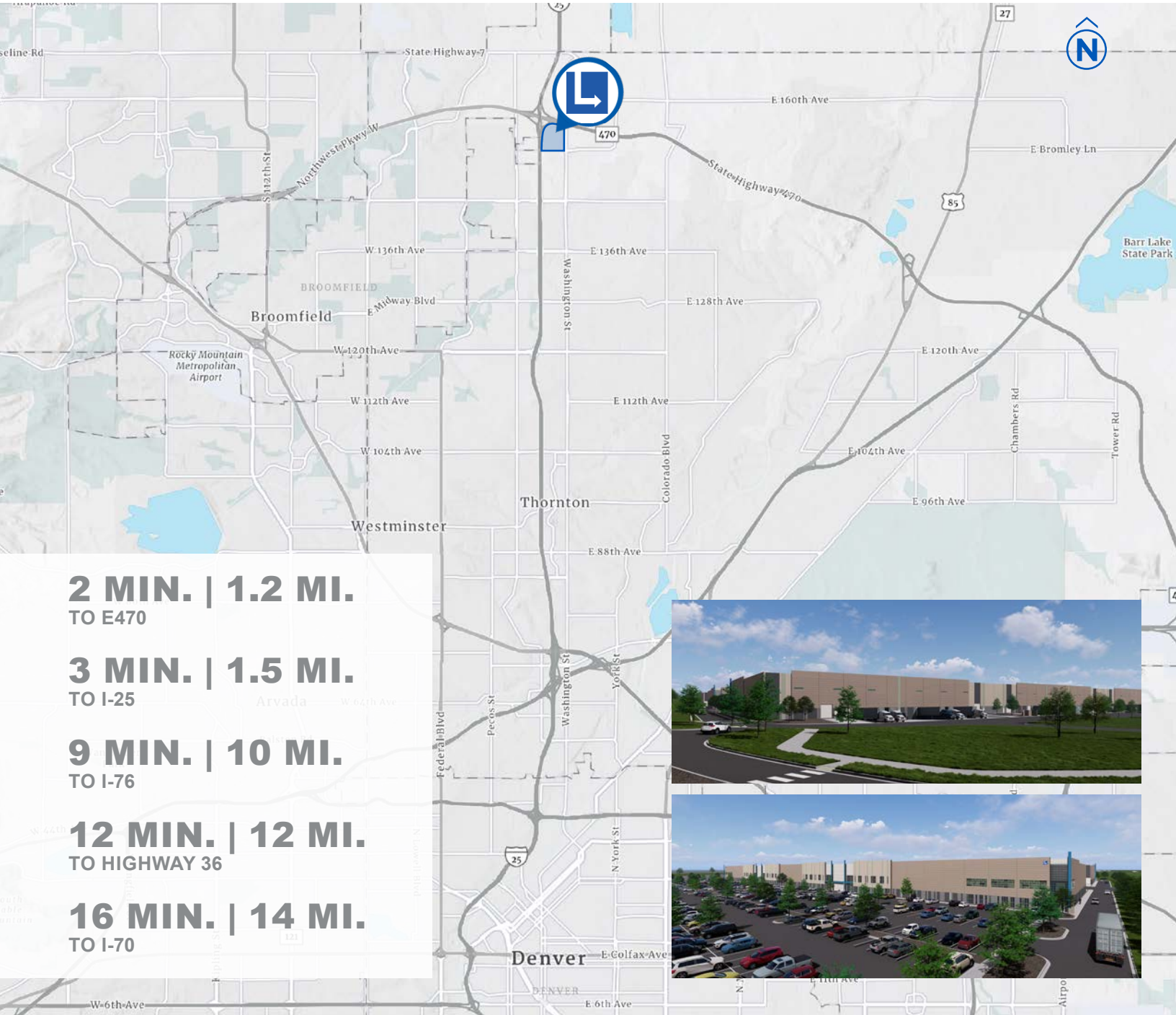
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2 MIN. | 1.2 MI.
TO E470

3 MIN. | 1.5 MI.
TO I-25

9 MIN. | 10 MI.
TO I-76

12 MIN. | 12 MI.
TO HIGHWAY 36

16 MIN. | 14 MI.
TO I-70



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