

TransPort Colorado is a 6,500 acre master-planned industrial and commercial park, located within one of the fastest growing regions in the country and is poised to be the Rocky Mountain Region's epicenter for Distribution, Technology and Manufacturing.

Development Features

Jurisdiction	<ul style="list-style-type: none"> → City of Aurora, Adams County CO
Permitting	<ul style="list-style-type: none"> → 1,154 acres – Construction Ready Q1 2021 → City of Aurora – Fast Track Planning and Permitting
Zoning	<ul style="list-style-type: none"> → Heavy and Light Industrial → Commercial
Access	<ul style="list-style-type: none"> → 5,000 Feet of Frontage Along I-70 → 19,000 Feet of Frontage Along Colfax Avenue → 19,000 Feet of Frontage Along Union Pacific mainline
Location	<ul style="list-style-type: none"> → Denver Metro Area Forecast to Grow by 1M+ People by 2040. → Along the I-70 Distribution Corridor → Along Colfax Ave (US-40) Longest Commercial Street in the US. → 0.1 miles to Colorado Air and Space Port → 9 miles to Denver International Airport → 22 miles to Downtown Denver
Utilities	<ul style="list-style-type: none"> → Electricity: Xcel Energy - 230kV Available & Capable of Serving up to 100+ MW, Redundant Sources also Available. → Xcel Energy MegaSite Certified → Water: City of Aurora - Under Development → Gas: Colorado Natural Gas – 500” +/- Existing CNG Steel Gas Main → Fiber: Zayo, CenturyLink, ESTech, Windstream, AT&T and Verizon. → Renewables: Onsite Green Energy Initiatives
Incentives	<ul style="list-style-type: none"> → Multiple Economic Incentive Programs → Foreign Trade Zone 293



Rail-Served Logistics and Commerce Park

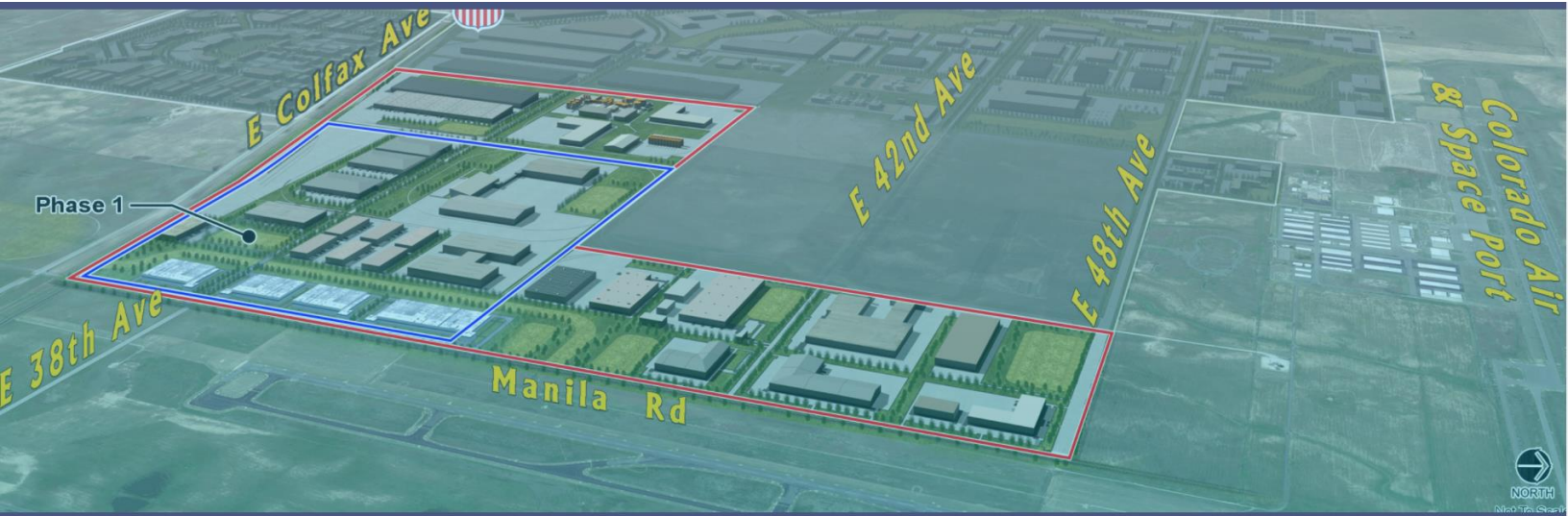
TransPort Colorado is Colorado's and the City of Aurora's largest new rail-served logistics and commerce park with 1,154 acres of heavy industrial zoned lots, available for 2021 development. Currently underway at TransPort Colorado is a planned on-site rail and truck transload facility along the frontage of Union Pacific's mainline and the I-70 corridor. Additionally, developers will have opportunities for through-the-fence agreements with Colorado Air & Space Port.

1,154 Acres +

Construction Ready Sites Available Q1 2021

Development Features

- Rail-served Park, zoned Heavy Industrial
- Planned on-site rail/truck transload facility with frontage along Union Pacific mainline and I-70 corridor
- Pre-approved City of Aurora lots for sale
- Construction Ready Site Available Q1 2021
- City of Aurora planning and review process
- Multiple active metro districts in place
- Through the fence agreements with Colorado Air & Space Port
- Customized rail service: multiple switches per day and 7 day per week service
- Foreign Trade Zone 293
- Xcel Energy MegaSite Certified



Development Highlights



Utilities
Available now



Zoning
Heavy industrial



Proposed Uses
Heavy & Light industrial Rail Served



Site size
1,154 acres (divisible)



City/County
Aurora / Adams



Price
Priced to quote



Site served daily by Union Pacific Railroad, with direct access to Colorado Air & Space Port.