

PROLOGIS PARK 70

Strategically Located

Developed by ProLogis, ProLogis Park 70 is a state-of-the-art master planned park situated in Aurora, Colorado.

The park offers:

- Convenient access to major freeways, rail and Denver International Airport
- Excellent highway visibility
- Controlled zoning which means there is greater flexibility and quicker lead-time when it comes to specific customer or building requirements



ProLogis World Headquarters
Denver, Colorado

ProLogis has been a member of the community for over 10 years.

- Professional and up-scale appearance including attractive landscaping which is regularly maintained, property borders of manicured hedges and trees, and attractive signage
- Close proximity to highly skilled labor force
- Adjacent attractive and affordable housing, hotels and restaurants

ProLogis Park 70 is your ideal choice when looking for state-of-the-art facilities in a convenient location within a controlled environment. This park offers the quality and service that today's distribution space

Aurora, Colorado

user requires.

Local Advantages

ProLogis Park 70 located in Aurora, Colorado, the state's third largest city (pop. 282,930), is one of the most dynamic business environments in the Metro Denver area. Aurora's business climate and excellent



transportation system has fostered a diverse economy. More than 10,400 businesses employing more than 101,200 people have chosen to call Aurora home, including an expanding aerospace, high-tech and bioscience presence.

The city's higher education and vocational training facilities offer high-quality training programs, con-



stantly updated in response to specific business needs. Aurora's educational system, combined with an attractive quality of life, ensure local business have an ample, highly skilled workforce.

Aurora is also well situated in the metro area to conveniently access downtown Denver and Rocky Mountain opportunities. Aurora offers an excellent place to work, live and play with top business locations and resources, mounting housing opportunities and a superb quality of life.

General Motor's Service Parts Distribution Center located in ProLogis Park 70, Completed November 2003



"In making our decision, we factored in a highly qualified labor market, quality of life issues, transportation factors and, in the end, ProLogis and the city of Aurora provided us with an image and an environment that exceeded our expectations."

- Ray Culbert, GM Manager of Forward Planning

PROJECT FEATURES

Highway Access

ProLogis Park 70 is an ideal location with excellent access to the interstate highway system (I-70, E-470, I-225, I-270, and I-25). The park is located at the Northeast corner of I-70 and E-470, with excellent highway visibility. I-70 is a major East/West crosscountry route that allows direct access across the Rocky Mountains west. E-470, the loop road highway around the Denver Metro area. Denver Int'l Airport is located approximately 10 minutes to the North via E-470 and Peña Boulevard.

Rail Access

The park is rail served by Union Pacific.

Surrounding Area

Located in the city of Aurora, ProLogis Park 70's I-70 corridor location has historically drawn new manufacturing and distribution companies due to its excellent freeway access and availability of an extensive labor force.

Taxes, Bonds and Assessments

Located in Adams County and the City of Aurora, ProLogis Park 70 has comparable property taxes to surrounding counties/cities. ProLogis has secured bond financing for the project's infrastructure.

Utilities

All utilities will be underground and adjacent to the sites. The project

is presently served by Exel Energy, Qwest Communications and ICG Communications. Additional service providers are available. Water and sewer will be provided through the City of Aurora.

Soil

The sites within ProLogis Park 70 have excellent soils which, in most cases, will allow "slab on grade" construction of single story facilities. This significantly reduces construction costs.

Zoning

Land use on the site is governed by a P.U.D. which allows for a variety of distribution/warehouse and manufacturing facilities.

Speculative Development For Lease

An on-going development program is in process with flexible buildings accommodating tenants ranging in size from 30,000 square feet to 500,000 square feet plus.

Build-to-Suit

Land parcels are available for "build-to-suit" opportunities. Highly competitive quotes, including facility engineering and space planning are available.

Finished Lots for Sale

Land parcels are available starting at 6 acres. Flexible parcel sizes can be facilitated with lot line adjustments.

ProLogis Solutions

ProLogis Park 70 offers a turnkey solution to distribution facility needs. ProLogis Solutions can provide facility sizing and layout expertise as well as the procurement, installation, and financing of racking and equipment.

Development Expertise

ProLogis has developed over 2 million square feet and manages over 3.6 million square feet in the Denver Metropolitan area.

