

# THE NEW **EPICENTER** OF INDUSTRIAL COMMERCE



**STAFFORD**  
LOGISTICS CENTER

**Under Contract**  
**Build-to-Suit/Land Site**  
100,000 - 1.1M SF Available (±58.7 AC)

**Build-to-Suit/Land Site**  
100,000 - 658,000 SF Available  
(±34.6 AC)

**Under Contract**

**Building 1**  
±594,138 SF Available

**255,330 SF**  
Leased

**439,700 SF**  
Leased

**Future Mixed Use & Retail**

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**Picadilly Road Extension**  
(Estimated Completion Q2 2026)

**Lisbon Street**

**E. Colfax Avenue**

**1,079,741 SF**  
Leased

[staffordlogisticscenter.com](http://staffordlogisticscenter.com)



**OVER 60 ACRES AVAILABLE FOR BTS OR SALE**  
Customized Build-to-Suits from 100,000 SF - 1.2 million SF



# 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 amenities to the area.

## UNMATCHED ACCESSIBILITY



## DRIVE TIMES

| DESTINATION                | TIME/MILES |
|----------------------------|------------|
| Denver Int'l 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  |



# NOW OPEN: I-70 & PICADILLY INTERCHANGE

The newly completed Picadilly Interchange delivers direct access to eastbound and westbound I-70, enhancing connectivity, improving traffic flow, and positioning Stafford Logistics Center with premier regional access.





## 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**



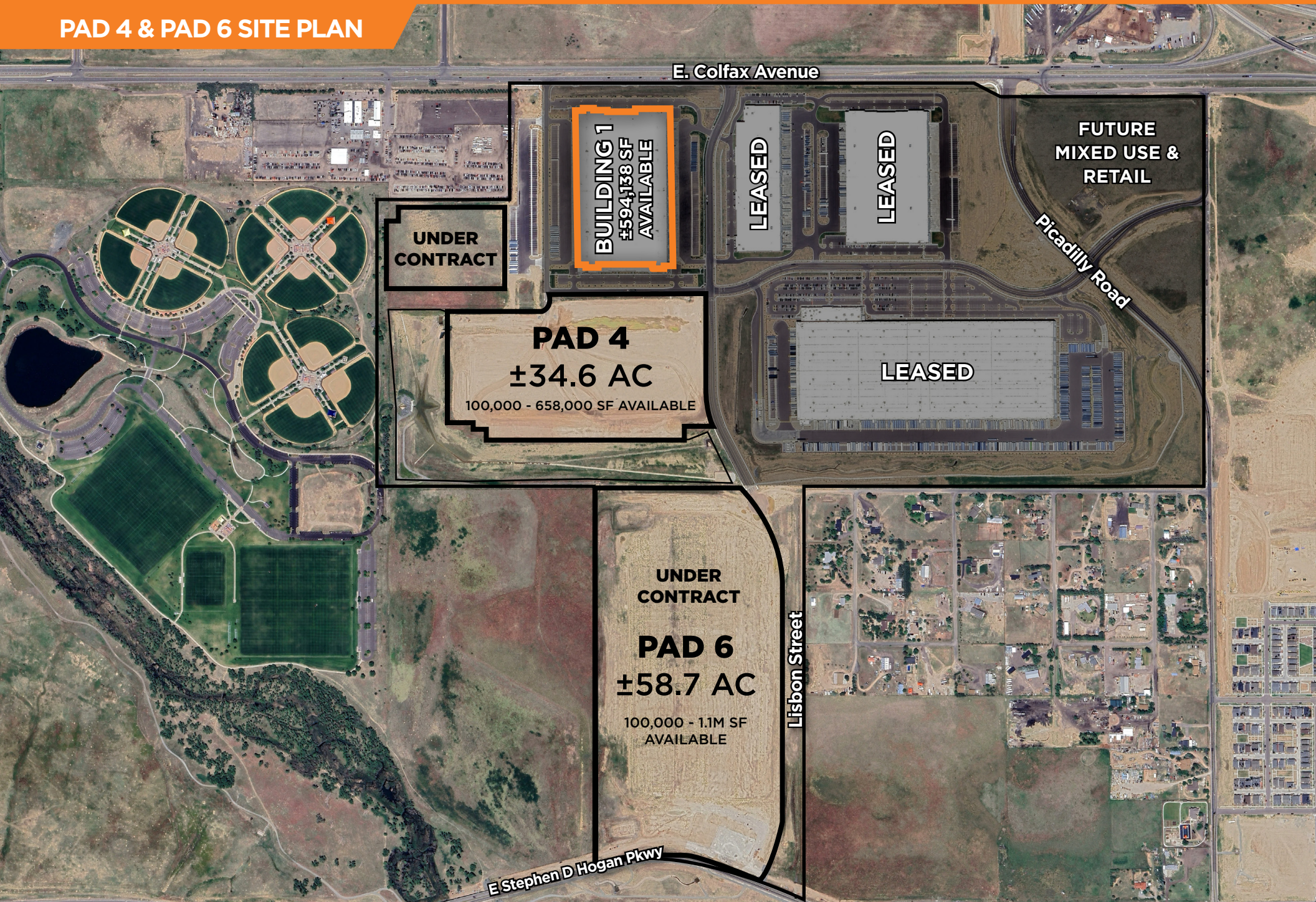
**New Enterprise Zone Designation**

Stafford Logistics Center is now located within a Colorado Enterprise Zone, providing potential tax credits for qualifying tenants

[See Link](#)



PAD 4 & PAD 6 SITE PLAN





## BUILD TO SUIT/ LAND SITE PAD 4 HIGHLIGHTS

Stafford Logistics Center provides a variety of flexible options, including Build to Suits for sale or lease and Land sites available for sale.

Pad 4, which spans  $\pm 34.6$  acres, is fully customizable and ready for construction. It can accommodate buildings ranging from 100,000 to 658,000 square feet.

- Total Size: Build-to-suits between 100,000-658,000 SF
- Building pad area has been graded
- Fully customizable
- Zoning: M-1 (outside storage allowed)
- Can deliver BTS building within 12 months of a signed lease
- 15 - 34.6 Acres available for BTS or Sale
- Mill Levy: 108.03 (includes metro district)
- Fully zoned and entitled

CONTRACT PENDING

**EXAMPLE BTS BUILDING PAD**  
UP TO 658,000 SF



Lisbon St.

DETENTION

**PAD SITE 4 - UP TO 658,000 SF BTS CONCEPT PLAN**





## BUILD TO SUIT/ LAND SITE PAD 6 HIGHLIGHTS

Stafford Logistics Center provides a variety of flexible options, including Build to Suits for sale or lease and Land sites available for sale.

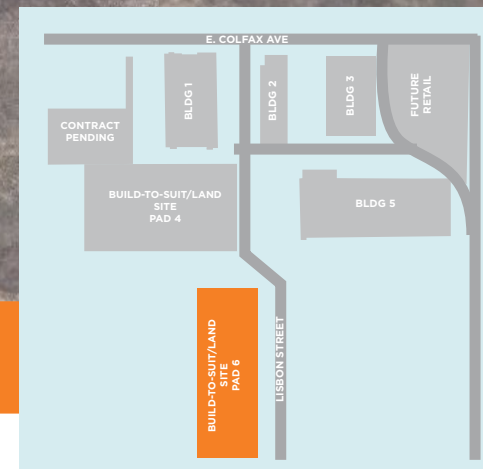
Pad 6, which spans  $\pm 58.7$  acres, is fully customizable and ready for construction. It can accommodate buildings ranging from 100,000 to 1 million square feet.

- Total Size: Build-to-suits between 100,000 - 1,100,000 SF
- Building pad area has been graded
- Fully customizable
- Zoning: M-1 (outside storage allowed)
- Can deliver BTS building within 12 months of a signed lease
- 15 - 58.7 Acres available for BTS or Sale
- Mill Levy: 108.03 (includes metro district)
- Fully zoned and entitled

UP TO  
 $\pm 1,100,000$  SF  
AVAILABLE

Lisbon Street

E Stephen D Hogan Pkwy



PAD SITE 6 - UP TO 1.1 MILLION SF BTS CONCEPT PLAN





**STAFFORD**  
LOGISTICS CENTER

## Let's Connect

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