



±620 ACRE RAIL-SERVED INDUSTRIAL PARK

**LOCATED NEXT TO THE NEW
COLORADO AIR & SPACE PORT**



**5 TO 270 ACRE PARCELS | FOR SALE, LEASE, OR BUILD-TO-SUIT
SERVING THE GREATER DENVER AREA.
ALL SITES ARE CUSTOMIZABLE TO SUIT YOUR NEEDS.**

Located in Unincorporated Adams County and adjacent to Colorado Air and Space Port, Rocky Mountain Rail Park offers the only Union Pacific (serviced or accessible) rail sites in the east Denver Metro area. Sites will be open and ready for construction first half 2019.

The property provides flexible sale, lease, and build-to-suit solutions.





INTRODUCTION

ROCKY MOUNTAIN RAIL PARK

Cushman & Wakefield has been retained as exclusive agents for the owner of the property and have been instructed to offer the property to the market. The Rocky Mountain Rail Park is a ±620 acre rail served industrial park being developed by Rocky Mountain Resources in Denver, Colorado. The park offers both rail and non-rail served industrial zoned parcels available to users via the following transaction structures:

1. Sale
2. Lease
3. Build-to-Suit for Sale or Lease

For more information, please contact the Cushman & Wakefield industrial team to discuss.



AARON VALDEZ
Certified Supply Chain Professional
+1 303 312 4204
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
Managing Director
+1 303 312 4282
alec.rhodes@cushwake.com

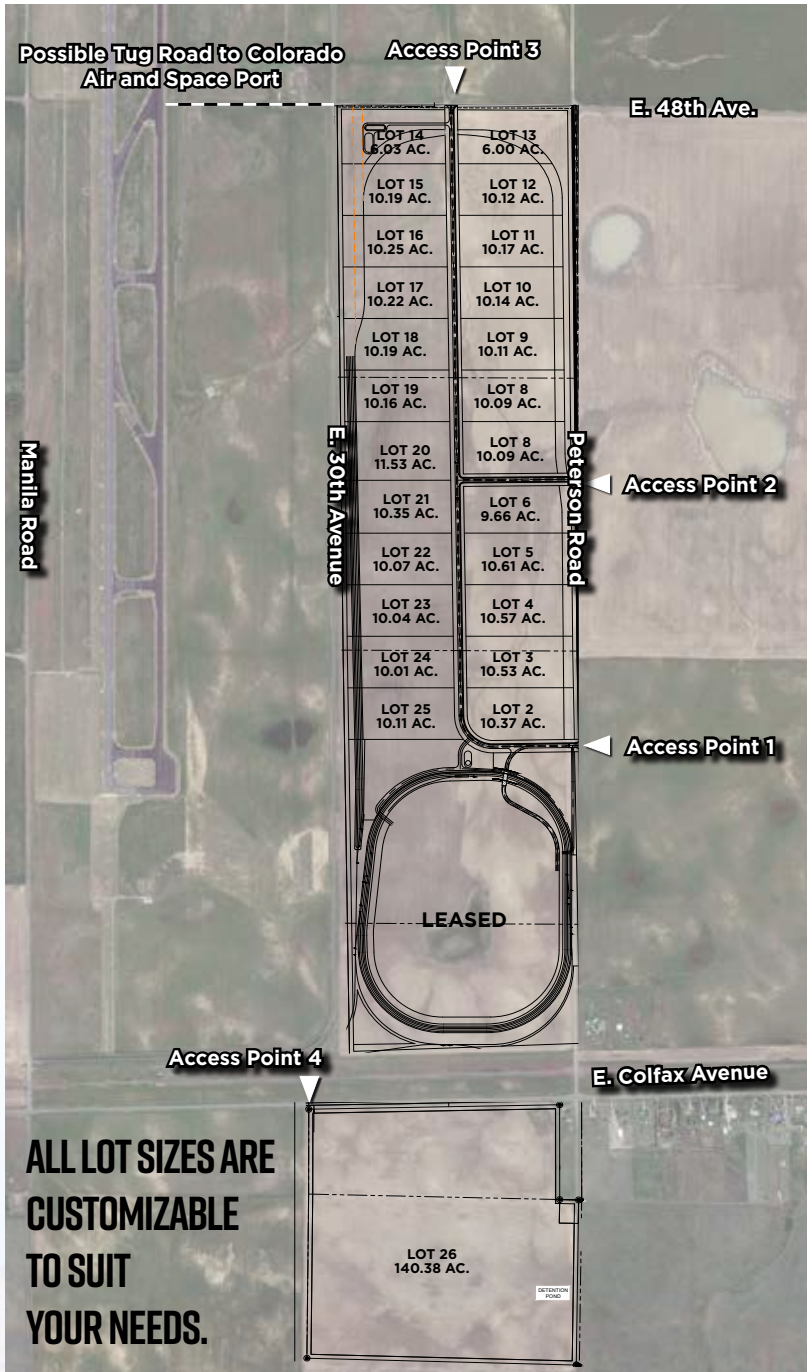
TYLER SMITH, SIOR, CCIM
Managing Director
+1 303 312 4296
t.smith@cushwake.com

Cushman & Wakefield / 1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / cushmanwakefield.com

MICHAEL FLYNN
Director
Rail Advisory Group
Direct: +1 952 837 8688
Mobile: +1 908 868 2022
michael.flynn@cushwake.com

Cushman & Wakefield / 3500 American Boulevard West, #200 / Minneapolis, Minnesota 55431 / cushmanwakefield.com

PROPERTY OVERVIEW



ALL LOT SIZES ARE CUSTOMIZABLE TO SUIT YOUR NEEDS.

PROPERTY DESCRIPTION

Location	Unincorporated Adams County, Colorado 80137
Site Size	±620 Acres
Sales Tax	3.75%
County	Unincorporated Adams County
Zoning	PUD light and heavy industrial with rail capabilities and outside storage
Well/Septic	Metro District
Electric	Xcel Energy
Natural Gas	Colorado Natural Gas

PROPERTY HIGHLIGHTS

- ±620 Acres
- Lots divisible from 5 to 270 acres
- Quick & easy access to I-70 (1 mile)
- Heavy industrial zoning - **Use by Right**
- Shovel ready first half 2019
- Prepared tenants/buyers can be operational mid-2019
- Transload services available
- Potential access to Colorado Air and Space Port via tug road
- New users can qualify for city, county and state incentives
- RMR Site is within a Registered FTZ Service Area - Zone 293

TRANSLOAD SERVICES

- Advantageous rail freight economics
- Closest unit train facility to the metro area
- On-site transloading for rail to truck and truck to rail
- Car spotting
- Handling and transportation is available for a myriad of different products, including dry bulk materials, resins, chemicals, fuels and food-grade products

UNION PACIFIC RAILROAD

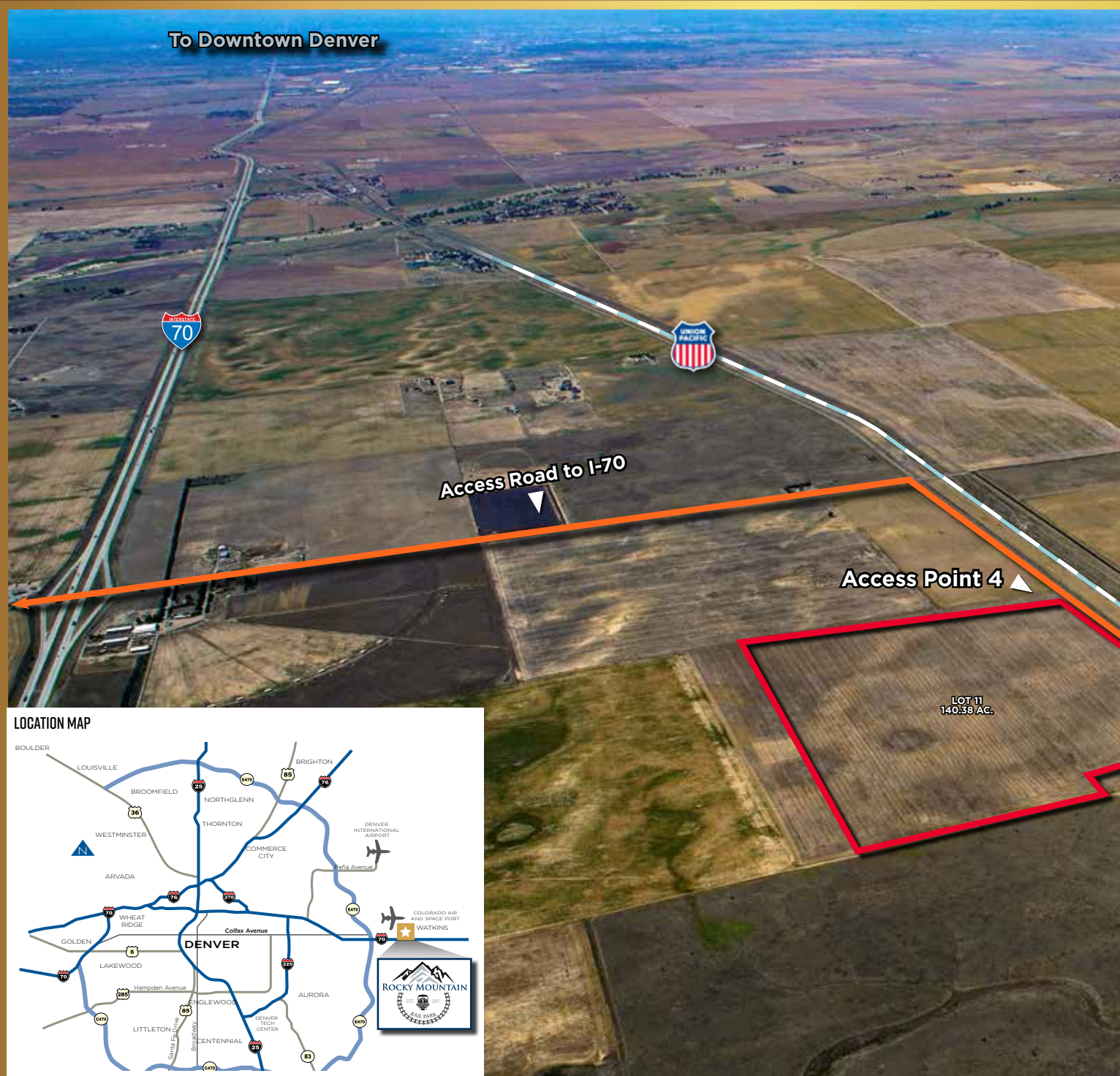


- Links 23 states in the western two-thirds of the United States
- Connects with Canada's rail systems and is the only railroad serving all six major gateways to Mexico



LOCATION OVERVIEW

AERIAL



Denver International Airport (DIA)



Colorado Air and Space Port

Possible Tug Road to Colorado Air and Space Port

Manila Road

Access Point 3

E. 30th Avenue

Rail Line

LEASED

Peterson Road

Access Point 2

Access Point 1

Union Pacific Railroad
E. Colfax Avenue

- LOT 25 10.11 AC.
- LOT 24 10.01 AC.
- LOT 23 10.07 AC.
- LOT 22 10.35 AC.
- LOT 21 11.53 AC.
- LOT 20 10.16 AC.
- LOT 19 10.19 AC.
- LOT 18 10.22 AC.
- LOT 17 10.25 AC.
- LOT 16 10.19 AC.
- LOT 15 6.03 AC.
- LOT 14 6.00 AC.
- LOT 13 6.00 AC.
- LOT 12 10.12 AC.
- LOT 11 10.17 AC.
- LOT 10 10.14 AC.
- LOT 9 10.11 AC.
- LOT 8 10.09 AC.
- LOT 7 10.18 AC.
- LOT 6 9.66 AC.
- LOT 5 10.61 AC.
- LOT 4 10.57 AC.
- LOT 3 10.53 AC.
- LOT 2 10.37 AC.

**ALL LOT SIZES ARE
CUSTOMIZABLE TO SUIT
YOUR NEEDS.**



The northeast corridor is flooded with new residential development. Rocky Mountain Rail Park is strategically located to benefit from the rapidly growing population.

HIGH POINT & GAYLORD ROCKIES RESORT

- Gaylord Rockies Resort and Conference Center - Now Open! 1,500 rooms, 400,000 SF meeting space, water park, event center and more.
- Uses include service retail, hotels, entertainment, health/fitness, grocery, large format retail, medical and dealerships.
- Conference center is expected to open Q4 2018.

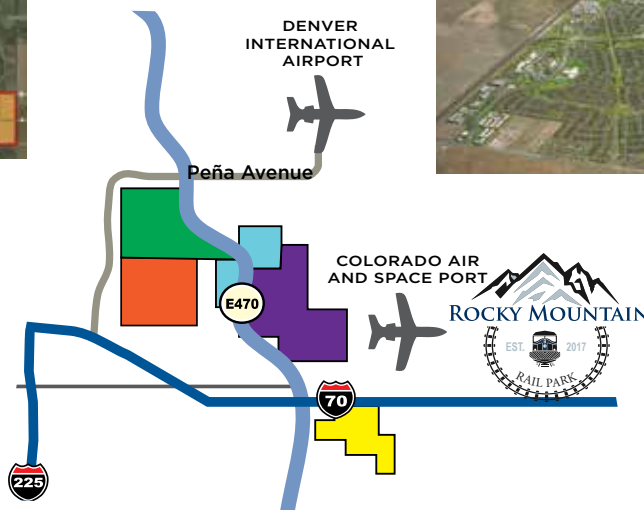
AURORA HIGHLANDS

- 2,900 Acre residential community.
- Featuring 10 villages and 4 new schools.
- A mix of 23,000 new homes, townhomes, and multi-family units.
- 10M SF of Retail | 30M SF of Office.



PAINTED PRAIRIE

- Painted Prairie, located south of High Point, is a 640-acre residential development community slated to deliver in Q1 2019.
- 3,076 Residential homes.
- 125 Acres parks and open space.



WINDLER HOMESTEAD

- 42nd Ave. to 56th Ave.
- 711 Acres.
- Zoned for 2,000 residential units & 20 million SF commercial.

GREEN VALLEY RANCH

- 1,300 Acre residential community.
- Newly completed.
- A mix of 8,000 new homes, townhomes, multi-family units, and a retirement community.



SKY RANCH

- 930 Acres of fully entitled Master-Planned Community Development land.
- 5,000 Single-family residences.
- Breaking ground 2019.



INCENTIVES

✓ ADAMS COUNTY ECONOMIC DEVELOPMENT INCENTIVES

Incentive package determined on a case-by case basis based on average wages, capital investment, and job creation. If the county provides a business incentive package, the local municipality is required to provide at least a match.

✓ TOWN OF BENNETT REDUCED USE TAX FOR DEVELOPMENT

Builders subject to 2% use tax rate on building materials can result in substantial tax savings.

✓ FOREIGN TRADE ZONE

The Premises is located in FTZ-293 and provides special customs procedures to U.S. plants engaged in international trade-related activities.

✓ COLORADO ENHANCED INCENTIVE FUND

Additional performance based incentives for companies that qualify under the State's Job Creation Performance Incentive Fund and create new jobs at higher than average wages.

✓ COLORADO STRATEGIC FUND

Performance based cash incentive to businesses that meet certain requirements such as the creation of net new full-time permanent jobs in Colorado that meet specific county wage criteria and are maintained for at least a year.

✓ COLORADO SALES/USE TAX EXEMPTION FOR MANUFACTURING EQUIPMENT

Purchases of machinery or machine tools over \$500 are exempt from state sales and use tax when used in the manufacturing process. Component parts, fuels, electricity, and packaging materials are also exempt from the state sales and use tax.

✓ COLORADO FIRST TRAINING ASSISTANCE

Cash grant may be provided for up to \$1,200 per employee for customized technical training of new and existing employees earning an hourly wage greater than \$12/hour.

Source: Adams County Economic Development

ZONING

The zoning for Rocky Mountain Rail Park is PUD heavy industrial uses including ample outside storage. **Many heavy industrial uses will be a use by right.**

COLORADO AIR AND SPACE PORT

The largest general aviation airport in Colorado and the proposed home for Colorado Air and Space Port is located in Adams County just 20 minutes, door-to-door, southeast of Denver International Airport. Just 45 minutes from downtown Denver, the airport offers thousands of acres for noise-protected industrial and commercial development with nearby interstate and rail service.

DEMOGRAPHICS

	20-Mile Radius	25-Mile Radius
Population	546,421	1,152,414
Households	187,384	437,867
Avg. HH Income	\$85,347	\$91,084
Median Age	34.1	35.1

FOREIGN TRADE ZONE

Rocky Mountain Rail Park is located within a Foreign Trade Zone. The following benefits apply:

- ✓ Duty Deferral
- ✓ Duty Reduction
- ✓ Duty Avoidance

For the transfer, use, and storage of imported materials.





Exclusive Agents

AARON VALDEZ
Certified Supply Chain Professional
+1 303 312 4204
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
Managing Director
+1 303 312 4282
alec.rhodes@cushwake.com

TYLER SMITH, SIOR, CCIM
Managing Director
+1 303 312 4296
t.smith@cushwake.com

Cushman & Wakefield / 1401 Lawrence Street, Suite 1100 / Denver, Colorado 80202 / cushmanwakefield.com

MICHAEL FLYNN
Director
Rail Advisory Group
Direct: +1 952 837 8688
Mobile: +1 908 868 2022
michael.flynn@cushwake.com

Cushman & Wakefield / 3500 American Boulevard West, #200 / Minneapolis, Minnesota 55431 / cushmanwakefield.com