

Stapleton Distribution Center

Denver, Colorado



Stapleton Business Center, Denver, Colorado

Distribution Center in Central Denver Location

Stapleton Business Center is now owned and operated by Catellus' parent company, ProLogis (NYSE: PLD)

Catellus developed the Stapleton Business Center (SBC) as a business park located in the northeast quadrant of Denver's vast Stapleton Airport Redevelopment project, which includes residential and commercial properties located north, west and south of the property. The Stapleton Business Center encompasses 295 acres along the I-70 corridor and is home to 26 buildings with a total of 3.74 million square feet of industrial space.

When complete, 3.85 million square feet of space will be located at SBC. The park is located between downtown Denver and the Denver International Airport. In addition to vehicle access, Union Pacific operates rail service into the development.

In 1997, Catellus purchased the land from the Union Pacific Railroad. Following the acquisition, Catellus received entitlements for up to 4 million square feet of mixed-use development, of most which is allocated to industrial.

Catellus sold parcels of the entitled property to users and developed 2.68 million square feet of industrial space to fill out its portfolio. Other companies on the site have built over one million square feet of industrial space.

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



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Turning Vision Into Reality

Stapleton Distribution Center

Denver, Colorado

continued from front

Project Summary

- 295-acres entitled for mixed-use business park
- Entitled for 4 million square feet of industrial development.
- The first large-scale redevelopment of Stapleton International Airport
- Easy access to major interstates within the Denver Metro Area, including I-70, I-25, I-270, I-76, I-225 and E-470
- Located within the Stapleton Airport Redevelopment area

Financial Structure

Catellus worked with the City of Denver to create a Metro District that allows for the issuance of up to \$30 million in public infrastructure financing. Bond payments on the tax-exempt financing will be supported by the property tax revenues from the site.

The State of Colorado designated the location as an Enterprise Zone, and it is part of the Denver Urban Renewal Authority (DURA). Stapleton Business Center enjoys significantly lower property taxes in the County of Denver compared to surrounding counties.

Stapleton Business Park



For more information, contact Catellus at 303-567-5700 or www.catellus.com


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