

# Stapleton Business Center

Denver, Colorado



Stapleton Business Center, Denver, Colorado

## Distribution Center in Central Denver Location

**Stapleton Business Center is ProLogis owned and operated.**

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, most of which is entitled for industrial use.

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 nearly 30 years of 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.

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



CATELLUS

Turning Vision Into Reality

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## Project Summary

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

## 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 were to 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 510-267-3400 or visit [www.catellus.com](http://www.catellus.com)

