



ACCESS & TRANSPORTATION

Strategically located within minutes of multiple highways and interstates, HighPoint Industrial is within 60 miles of 75% of Colorado's growing population. Major infrastructure improvements are underway that rival industrial truck access anywhere in Metro Denver and streamline access to the park, nearby amenities and Denver International Airport.

Immediate access to E-470 via full interchange at 64th Avenue. E-470 routes avoid I-70 construction delays, offer 75 mph speeds and can shave 45+ minutes off trips to the metro's northern and southern most points that pay off in labor cost savings.

Expansion of 64th Ave. to 4 lanes (expandable to 6 lanes west of E-470). Creating unencumbered access to the Gaylord Hotel, a plethora of amenities and growing labor supply.

Adjacent to Denver International Airport the 5th busiest airport in the U.S, with direct access via Jackson Gap Rd.

Jackson Gap Road improvements to DEN and new interchanges at Pena Blvd. avoid E-470 toll. If desired, E-470 can be avoided by taking multiple access points to Pena Blvd. and/or I-70.

Multiple direct access routes to I-70 via Picadilly Rd. and Tower Rd. plus improved Picadilly and I-70 interchange (2023) and future I-170 and Harvest Rd. interchange (full design state).

