



Nexus at DIA- Nexus North: High-Tech in Commerce City

Nexus at DIA and Nexus North make up a 381-acre high-quality, high-tech employment park in Commerce City, immediately west of Denver International Airport, providing proximate access to UPS and FedEx sort hubs and direct access to major highways and the greater Denver marketplace.

Nexus is home to McLane Foods' new 240,000-square-foot facility and Haier's (GE Appliance) new 540,000-sf distribution center. Sites have been sold for other users to be identified shortly. Economic development support, tax credits, energy cost savings programs and a host of other tools are provided by Commerce City, Adams County and the state of Colorado.

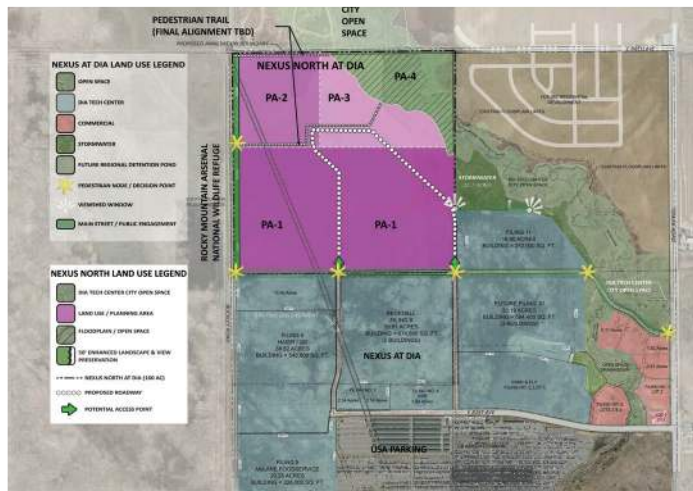
"With a superior property location, the majority of primary infrastructure already complete or under development, and the ability to quickly obtain site plan and final plat approvals by Commerce City, Nexus has already become a premier industrial technology park" said Steve Schuck, chairman of the board, Schuck Communities.

Schuck Communities has injected new expertise and energy in the form of marketing, engineering, financing and relationships and has navigated, established and completed public-private partnerships critical to success. Brock Chapman, CEO, Schuck Communities, added that Nexus occupants "are fortunate to have excellent support from both Commerce City elected officials and staff."

Phase one, 223 acres, called Nexus at DIA, produced large and small pads for industrial warehouse, distribution, office, retail, and



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OPENING ART:

*Nexus land use concept.
Courtesy Consilium Design.*

LEFT:

*Nexus land use concept.
Courtesy Consilium Design*

RIGHT:

McLain Foods

BOTTOM:

Haier/GE

research users. Phase two, called Nexus North, features 158 acres, was recently annexed and zoned, and individual sites are currently under negotiation.

Consilium Design is the land planner for Nexus North and was instrumental in the recent successful annexation and PUD zoning of the property.

"With most of the property in the original Nexus at DIA property either already sold or under contract, we are now focused on the development and sale of sites within the Nexus North industrial, technology and business park," added Chapman.

According to Commerce City economic development officials, Nexus is a thriving development that is generating new and growing businesses, multiple investments and very attractive jobs. In recognition of this, Commerce City Economic Development officials awarded the Nexus Team its 2018 Economic Development Award for Leadership. The award recognizes businesses that have been catalysts for economic vitality through creative leadership, innovation, facilitation, collaboration or contribution of resources.

A quick online search of the latest industrial activity in Denver references Nexus at DIA and Nexus North as "spearheading the hot market industrial activity in Denver's northeast region, contributing leadership, growth and building innovation."