

News Release

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HINES ANNOUNCES LAUNCH OF DENALI LOGISTICS PARK IN AURORA

*Hines – Fulenwider JV capable of developing more than 3 million square feet
of industrial*

Hines

(AURORA, COLORADO) – Hines, the international real estate firm, announced that it has formed a strategic partnership with L. C. Fulenwider, Inc. (“Fulenwider”) to develop a Class A industrial & logistics park to be known as Denali Logistics Park at Box Elder, in Aurora, Colorado. Denali Logistics Park, which consists of over 216 acres, is situated within Fulenwider’s larger Box Elder mixed-use development, and will accommodate more than 3 million square feet of industrial & logistics space upon full build out. Denali Logistics Park is located east of E-470 between East 60th Avenue and East 68th Avenue in Denver’s growing Airport submarket. This strategic location provides direct, unparalleled access to the Denver Metro and all of its major interstates in under 20 minutes. Specific site amenities will include covered outdoor seating and access to trails along Second Creek along with the planned commercial amenities within the Box Elder mixed-use master plan.

“We are thrilled to partner with Fulenwider on such a strategic location in the Denver airport submarket,” said Courtney Schneider, director at Hines. “With sites that are immediately available for build to suit projects, Denali Logistics Park will answer the growing demand for state-of-the-art distribution and warehouse space in one of the area’s most rapidly growing markets. Due to the size of the park and the land we have to work with, we can accommodate any size user and are planning a variety of building sizes and configurations.”

“As another family-owned real estate development business, our team is honored to have the opportunity to work with Hines on a project as impressive as Denali Logistics Park,” said Ferd Belz, President of Fulenwider. “We look forward to capitalizing on this

unique opportunity and leveraging the expertise both of our firms have garnered on similar projects over the years.”

“The site is within an Enterprise Zone, Opportunity Zone and Foreign Trade Zone,” stated Wendy Mitchell, President and CEO of the Aurora Economic Development Council. “Having all three of these designations makes the site highly desirable for future tenants in the distribution and advanced manufacturing and data industries. This is a dream product for our team to market to companies looking to relocate or expand and comes at the right time.”

Denali Logistics Park is also zoned “Airport Distribution” and allows for warehouse distribution, light manufacturing, high-tech industrial, and e-commerce fulfillment center uses, among other permitted uses.

“The highly sought-after location for Denali Logistics Park is an extraordinary option for companies wanting to spread their wings to expand and solidify their footprint in Denver’s booming industrial market. We believe the growth and success of the industrial airport submarket speaks for itself” said Jason White, Executive Vice President at JLL. “Since the pandemic began, we’ve seen a substantial demand increase for modern, high-quality logistics warehouse solutions and are excited to bring a unique offering to continue to attract high-profile occupiers.”

Denali Logistics Park is being designed by Ware Malcomb’s Denver office. The buildings will feature a sleek, distinctive design while also providing tenants with functional and efficient, state of the art floor space, all within a controlled business park setting.

Leasing for the project will be managed by Mitch Zatz, Carmon Hicks and Jason White of JLL.

About Hines

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 240 cities in 27 countries. Hines oversees a portfolio of assets under management valued at approximately \$160.9 billion¹, including \$81.7 billion in assets under management for which Hines serves as investment manager, and \$79.2 billion representing more than 172.9 million square feet of assets for which Hines provides third-party property-level services. Historically, Hines has developed, redeveloped or acquired

approximately 1,450 properties, totaling over 485 million square feet. The firm has more than 180 developments currently underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world. Visit www.hines.com for more information. ¹Includes both the global Hines organization as well as RIA AUM as of December 31, 2020.

About L. C. Fulenwider, Inc.

Fulenwider helped shape the prosperous, booming Denver metro area we know today—and we're at the forefront of building our region's tomorrow. Our combination of experience, creativity, and versatility has resulted in a variety of successful projects throughout Colorado, including Class A office buildings, shopping centers, resort and urban condominiums, master-planned business parks, multi-family and master-planned residential communities and a world class ski resort. Over 117 years strong, Fulenwider has remained committed to a long-term vision of responsible growth for the region. We have seamlessly entered into the 21st Century by continuing a tradition of innovation in numerous projects, including Peña Station NEXT, a transit-oriented development located next to DIA that offers state-of-the-art smart, sustainable technology throughout a vibrant, connected live, work and play community. Fulenwider is driven by a deep responsibility to set the stage for the next generation. This unwavering stewardship is, and always will be, the Fulenwider legacy. For further information, please visit www.fulenwider.com.

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 93,000 as of December 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.jll.com.

