

Proposed Development
Newark Street
Commerce City, Colorado

Proposed Site Narrative

The development proposed by Crown Enterprises, Inc. will serve as the long-term regional facility for Central Transport for the purpose of providing less-than-truckload (LTL) freight services for local and nationally-based businesses.

The proposed construction will consist of:

- Approximately 3,600 sf of administrative office
- 100-Door Cross-Dock Transfer Platform
- 11,200 sf Fleet Maintenance Shop with Diesel Fuel System
- Parking for (50) fleet tractors
- Parking for approximately (100) 53-foot fleet trailers

Central Transport's activities at this site will involve the unloading and transfer of freight from trailers incoming to the facility, and direct loading to trailers outbound to their destination. Operational requirements needed to accommodate this fast-paced environment will include the staging of empty trailers on the property to interchange with LTG (loaded-to-go) trailers awaiting drivers to haul to destination. The LTG and empty trailers are staged in the yard, and switched out at dock loading positions as freight is processed. No outside storage of material will be required with this operation.

This development is expected to require an investment of approximately \$8,000,000 with construction beginning as soon as possible, and occupancy required in the first quarter of 2017.

Creating Exceptional Value!