



TransPort

ADVANCED BUSINESS AND TRANSPORTATION ENVIRONMENT

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DOWNTOWN DENVER



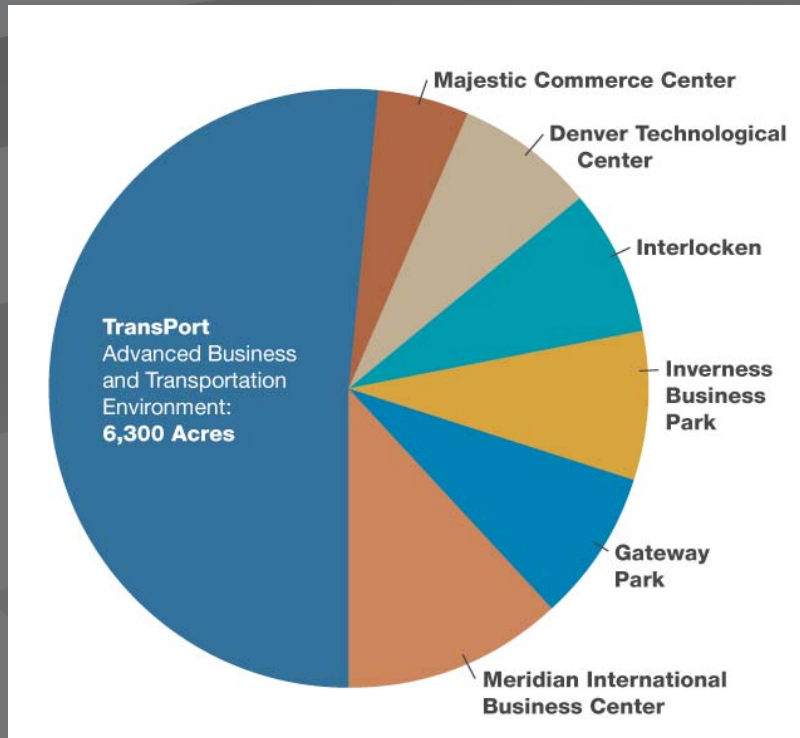


TransPort is a master planned environment designed to provide business engaged in national and global commerce, a strategic advantage in tomorrow's marketplace.

The Facts about TransPort

- 6,300 acres
- 6 miles southeast of DIA
- Surrounds Front Range Airport
 - Largest General Aviation Airport in region
- Intermodal Facility - Air, Rail, Ground
 - 5 miles of UP track runs through TransPort
 - Access to I-70, I-225, I-25, I-76, and E-470
 - Through-the-fence agreement with FRA

Largest Business Parks Comparison of Acreage

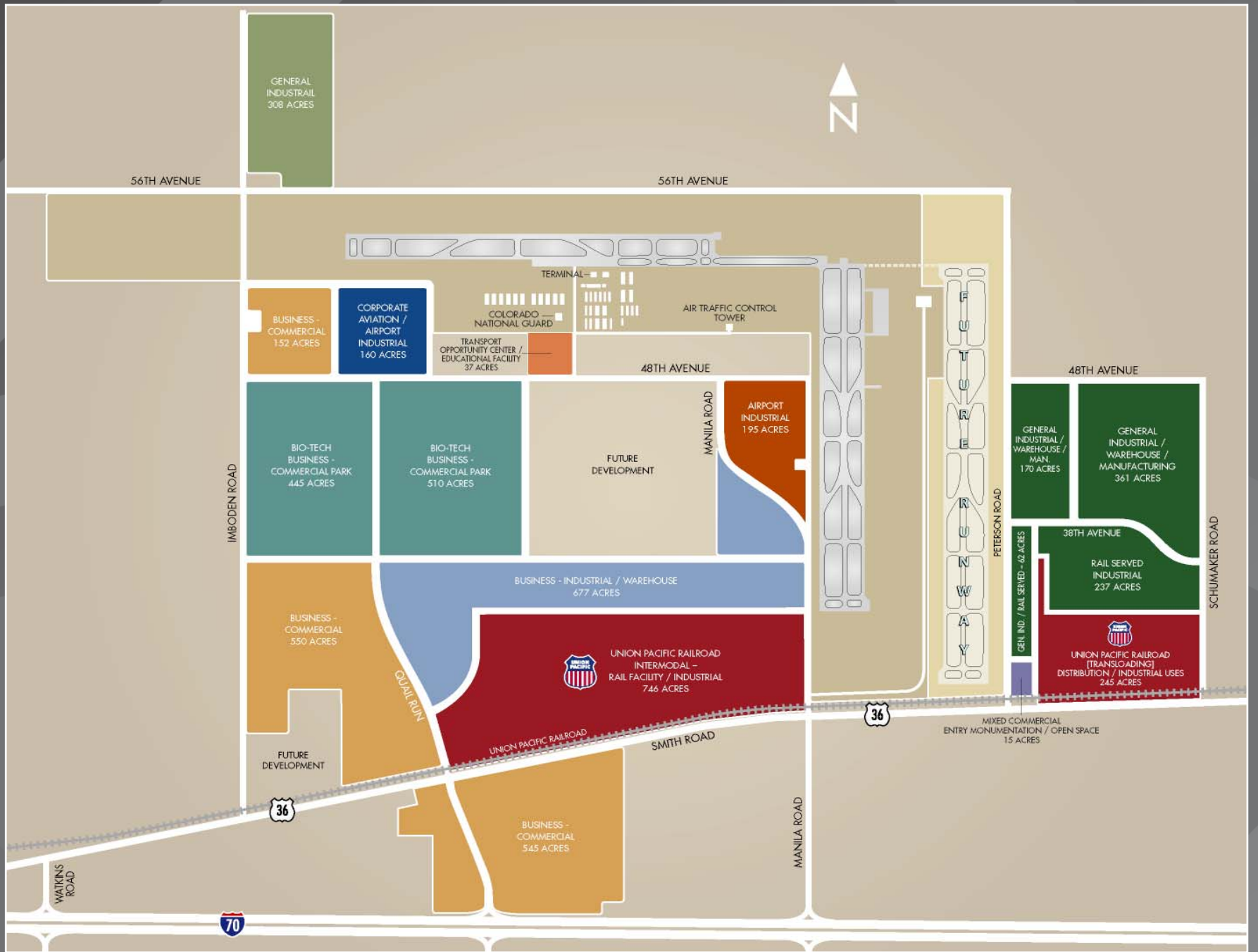


Business Parks

Majestic Commerce Center	600
Denver Tech Center	920
Interlocken	963
Inverness Business Park	980
Gateway Park	1,000
Meridian International Business Center	1,450
Total Acreage:	5,913

Worldwide Transit Times



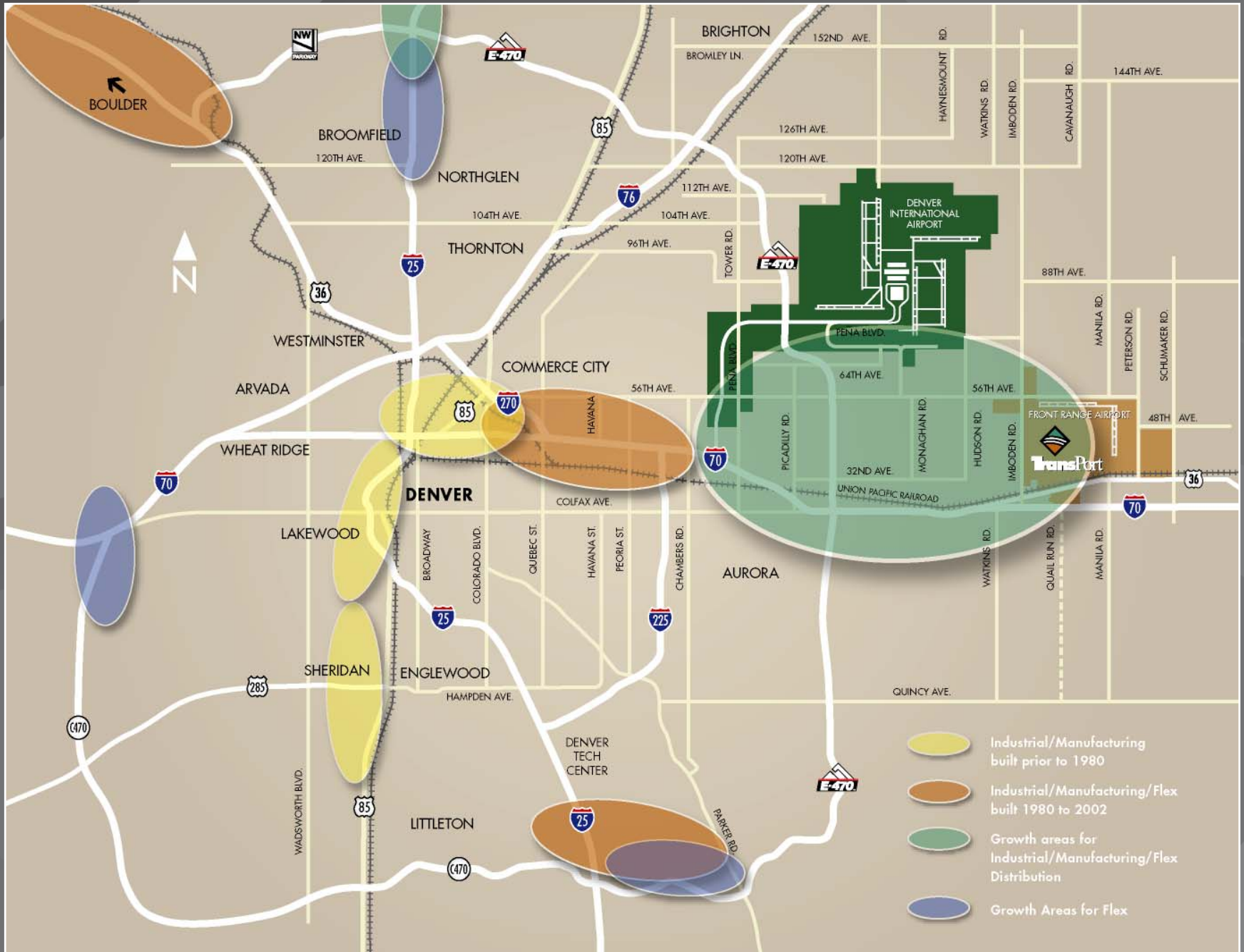


Development Philosophy

Facilitate Global Business Strategy

- Maximize productivity, increase value
- Immediate access to ground, air, and rail
- Proximity relationships
- Growth opportunity, training, work force
- Immediate demand + future expansion
- Pro-active infrastructure, hi-tech expansion, balance between growth and open space

Where does it start
and
how does it progress?



← BOULDER



- Industrial/Manufacturing built prior to 1980
- Industrial/Manufacturing/Flex built 1980 to 2002
- Growth areas for Industrial/Manufacturing/Flex Distribution
- Growth Areas for Flex

Logistics Strategies

- Enterprise resource planning solutions
- Transaction-based process integration

Logistics Strategies

- Modern manufacturing & distribution facilities...fused with:
 - Multimodal transportation
 - Advanced telecommunications
 - Sophisticated materials-handling
 - Commercial support services that link tenants to domestic and international suppliers and customers

Importance of Trucking

- 70% of freight travels by road
- Truckers account for 80 cents of every \$1
- Colorado - 1 out of 11 workers
- 76% of all Colorado communities are solely served by truck
- 86% of all manufactured goods in Colorado moves by truck
- Trucking pays \$4.5 billion in salaries

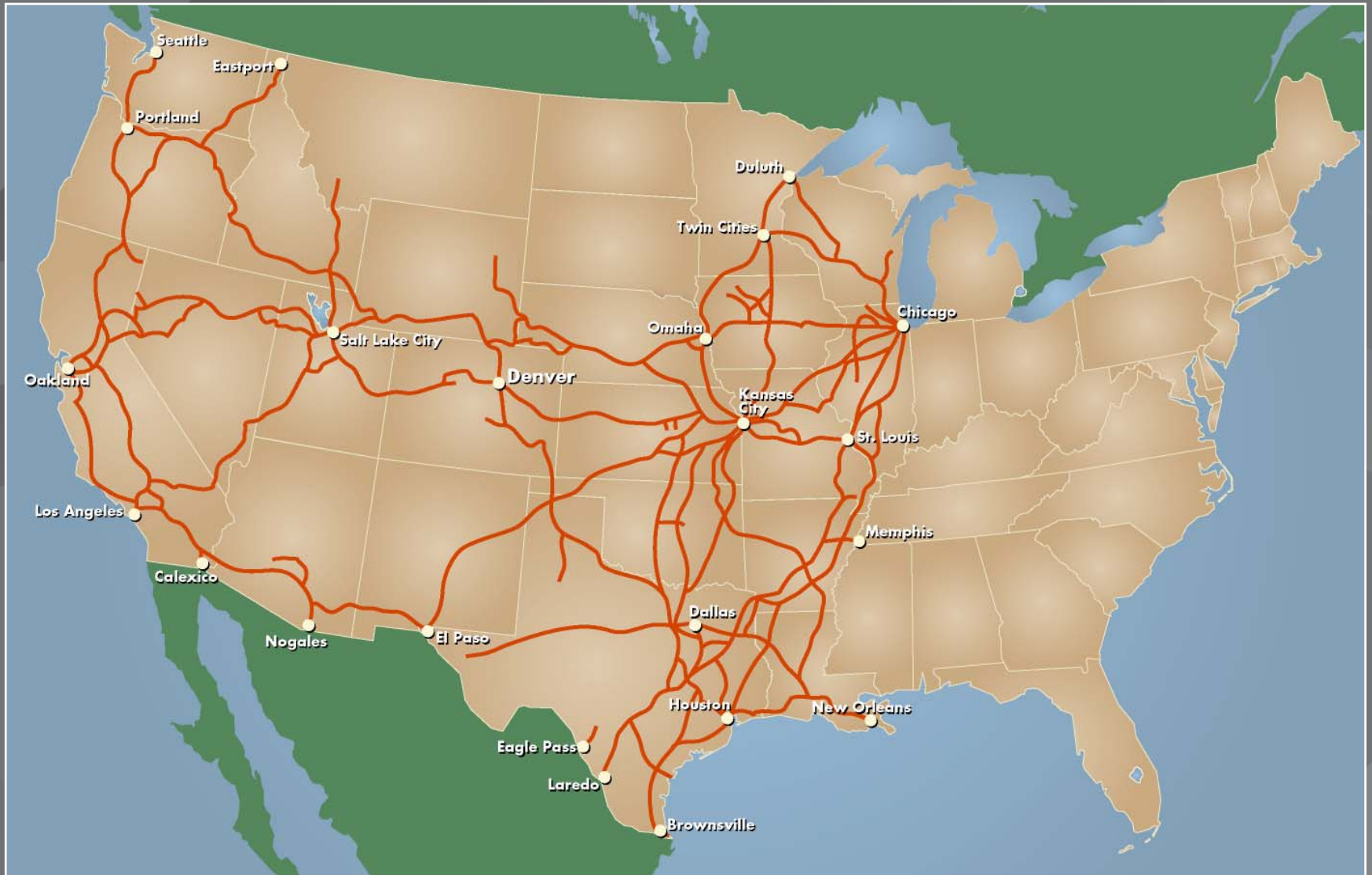
Importance of Rail

- 40% of nation's intercity freight
- 70% of domestically produced vehicles
- 64% of nation's coal to generate 36% of nation's electricity
- 40% of nation's grain

Importance of Rail

- Fuel efficiency
- Convenience and partnerships
- Improved air quality
- Reduced traffic congestion
- Innovative technology
 - Doublestack
 - RoadRailers

Union Pacific Route System



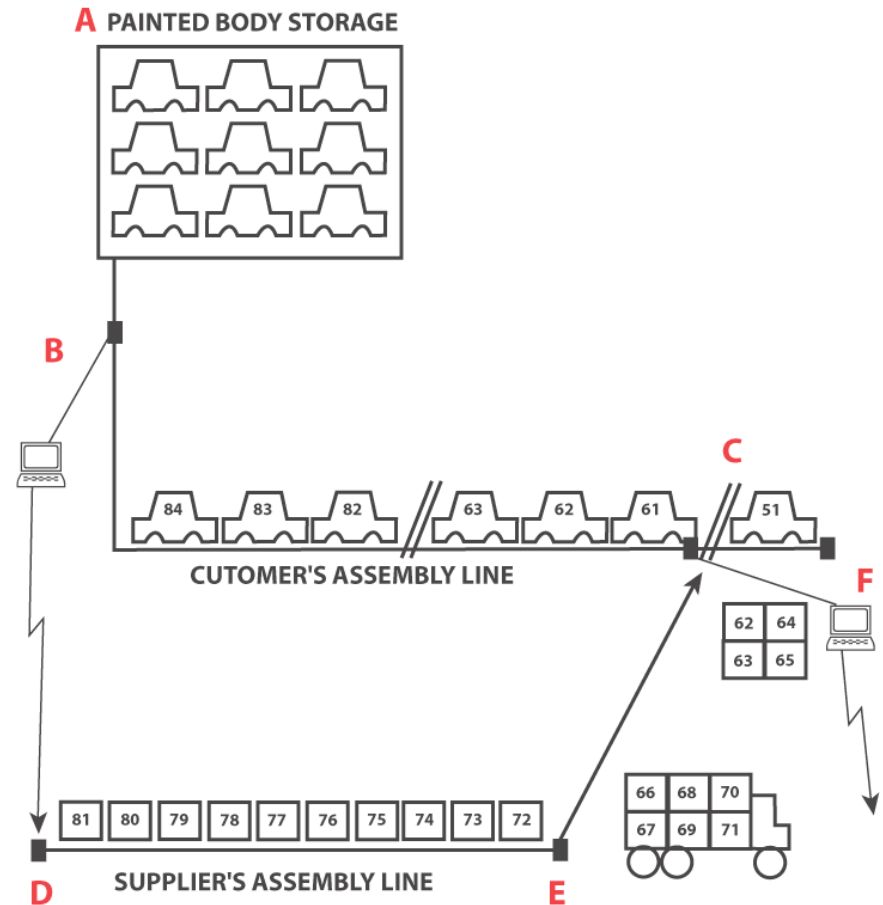
Importance of Air

- E-commerce fulfillment
- Just-in-Time supply chain
- Reverse logistics facilities
- Express air cargo
- Logistical backbone of the new economy

How it all fits together

Just-In-Time

- A. Pre-painted Bodies
- B. Transfer Point to Assembly
- C. Sequenced assemble point
- D. Supplier's sequenced production start
- E. Delivery point
- F. Feedback to supplier's point D.

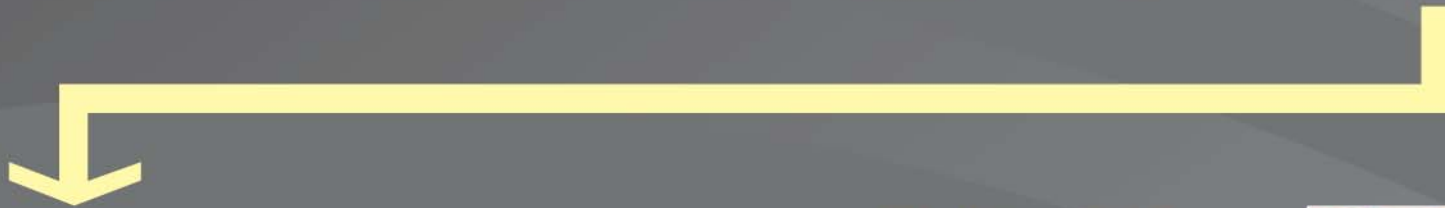


Use of Intermodal Facilities in the Distribution System

**Overseas
Manufacturer**



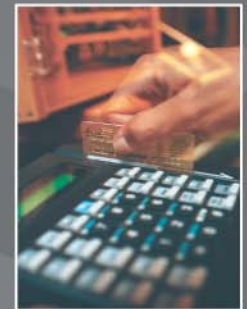
**Port
Intermodal Facility**



Intermodal Facility



**Distribution
Warehouse**



Store

The Need for TransPort

- Demand for central distribution & logistics
- Just-in-Time industry
- Need to cut Order Entry Cycle
- Alternative energy availability
- Global Access to markets/capital
- Reduce pressure on nations sea ports
- Out-bound capacity by logistics channels





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