

COMMERCE MEANS

advanced manufacturing



advanced manufacturing opportunities

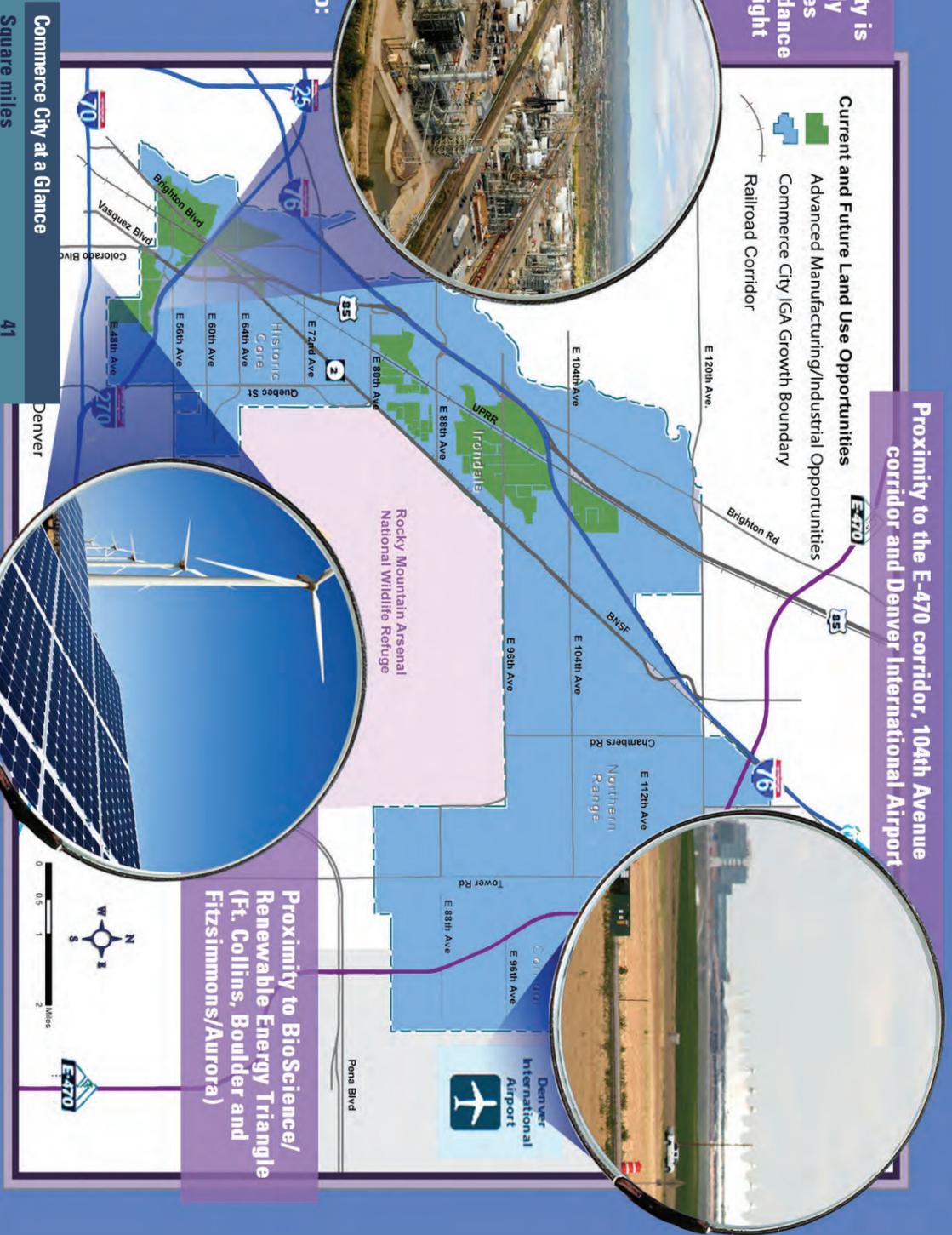
Commerce City is one of the only Colorado cities with an abundance of available light and heavy industrial zoning

Current and Future Land Use Opportunities
 Advanced Manufacturing/Industrial Opportunities
 Commerce City IGA Growth Boundary
 Railroad Corridor

Proximity to the E-470 corridor, 104th Avenue corridor and Denver International Airport

Direct access to:

- I-70
- I-270
- I-76
- Highway 85
- Highway 2
- E-470
- Peña Blvd



the crossroads of commerce

ADVANCED MANUFACTURING SUCCESS CRITERIA

For decades the Advanced Manufacturing industry has been the backbone of Commerce City. It has helped define what makes Commerce City unique and has been a catalyst for economic growth, shaping the community into the thriving hub it is today.

The Advanced Manufacturing sector includes diverse, high-tech industries, from design to manufacturing to assembly of electronics, that have helped shape Commerce City's current economic climate. A complementary focus on Logistics and Distribution services accompanies the Advanced Manufacturing industry in Commerce City.

As we embark on a new journey, Commerce City is committed to redefining commerce and how we do business. Commerce City invites you to join us in creating a new definition of commerce – one focused on a shared vision for the future of Advanced Manufacturing.

COMMERCE MEANS accessibility

Located in the center of several major transportation corridors, and bordering Denver International Airport (DIA), Commerce City serves as a nexus of the most viable destinations and trade networks in metro Denver, and all of Colorado.

Directly adjacent to DIA – the fifth-busiest airport in the country and the 10th busiest in the world – Commerce City's advantageous location allows manufacturers to easily ship goods anywhere in the world.

Downtown Denver is just 10 minutes south of Commerce City, and the Denver Tech Center is just 20 minutes away. Commerce City is connected to Boulder via I-270/U.S. 36, and you can be in the Rocky Mountains via I-70 within an hour. Five other major transportation corridors intersect with Commerce City, including I-270, I-76, Highway 85, Highway 2 and E-470. So whether your customers are around the corner or around the world, you're minutes away in Commerce City.

Commerce City is also positioned to leverage its proximity to pioneers in Colorado's blossoming clean technology industry, including Vestas Wind Systems and the National Renewable Energy Laboratory (NREL), as well as industry clusters in nearby Boulder, Fort Collins and Colorado Springs. When you also consider Commerce City's prominent Logistics & Distribution industry, Advanced Manufacturing has ample opportunity for success.

COMMERCE MEANS growth potential

In the past 10 years, Commerce City's population has more than doubled and continues to increase. With more than 45,000 residents in Commerce City, and access to millions more in neighboring communities, your business can tap a robust employment base that includes all education, skill and income levels, as well as diverse and bilingual populations.

One of Colorado's largest and fastest growing cities, Commerce City boasts acres of available, undeveloped land, with significant opportunities along the E-470 corridor, adjacent to DIA. As one of the only Colorado cities that has an abundance of light and heavy industrial zoned areas, Commerce City is committed to your business' success.

COMMERCE MEANS quality community

When it comes to your clients and employees, they won't have to look beyond Commerce City to find the metro area's most vibrant recreational amenities and housing options. Both our historic city core and Northern Range offer ample housing options for any lifestyle — whether you're looking for a start-up home or executive housing on the award-winning Buffalo Run Golf Course.

“Suncor Energy owns and operates the only refinery in Colorado, and we are pleased to be a part of the Commerce City community. We believe the leadership in Commerce City is progressive and willing to collaborate with us to find solutions to unique situations in our business. We continue to look forward to find those synergies that will benefit both Commerce City and Suncor.”

LISHA BURNETT – MANAGER OF COMMUNICATIONS AND STAKEHOLDER RELATIONS, SUNCOR ENERGY

COMMERCE MEANS business incentives

In addition to having one of the fastest development review cycles in the Denver metro area, our nationally recognized incentive program is helping new and existing businesses improve their bottom line.

Commerce City has provided millions of dollars in incentives to businesses both large and small. As we redefine commerce, we will partner with you to create a customized business framework that is right for your company.

COMMERCE MEANS strategic partnerships

More than 65 Advanced Manufacturing companies have chosen to call Commerce City home, including:

- Atlas Capco
- BASF Construction Chemicals
- Cummins Rocky Mountain
- Karl Schmidt & Co.
- Pavestone Company LP
- Precast Concepts
- Sashco, Inc.
- Schlumberger
- Suncor Energy

Understanding the relationship between progress and partnerships, Commerce City has aligned itself with some of the most influential organizations and fellowships in the country and the world.

With involvement in local and regional forums for Advanced Manufacturing, such as the Colorado Association for Manufacturing & Technology (CAMT), Commerce City can help new businesses establish a meaningful presence in regional industry clusters.

COMMERCE MEANS vision for the future

As Commerce City continues to grow at a rapid pace, we are focused on creating jobs and helping our Advanced Manufacturing businesses succeed. With changes on the horizon at DIA and along E-470, an emerging clean technology industry and transit expansion across the entire Front Range, all eyes will be on Commerce City as the epicenter of growth and progress in the metro Denver region.

CRITERIA

COMMERCE CITY

✓ MULTI-MODAL TRANSPORTATION NETWORK

- Direct access to several interstate arteries, rail and air systems
- Bordering Denver International Airport

✓ AFFORDABLE BUSINESS COSTS

- No head tax
- No personal property tax
- Low tax rates
- Customized incentive packages

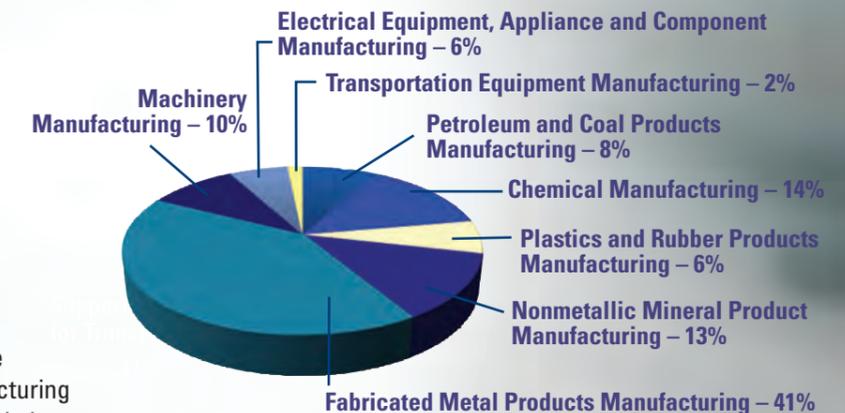
✓ SKILLED AND AVAILABLE WORKFORCE

- Active labor force of more than 225,426 in Adams County; 45,000 in Commerce City
- 83 percent of workforce in Adams County has a high school degree or higher

✓ RESEARCH AND DEVELOPMENT ACTIVITY

- Close proximity to Vestas Wind Systems, NREL, Colorado School of Mines, University of Colorado, Colorado State University
- Easy access to industry clusters in nearby Boulder, Fort Collins and Colorado Springs

Industry Sector Components



Colorado Dept. of Labor, 2010

Local Industry Snapshot

Number of Companies	69
Direct Employment	1,600
10-Year Wage Growth	29%

Colorado Dept. of Labor, 2010