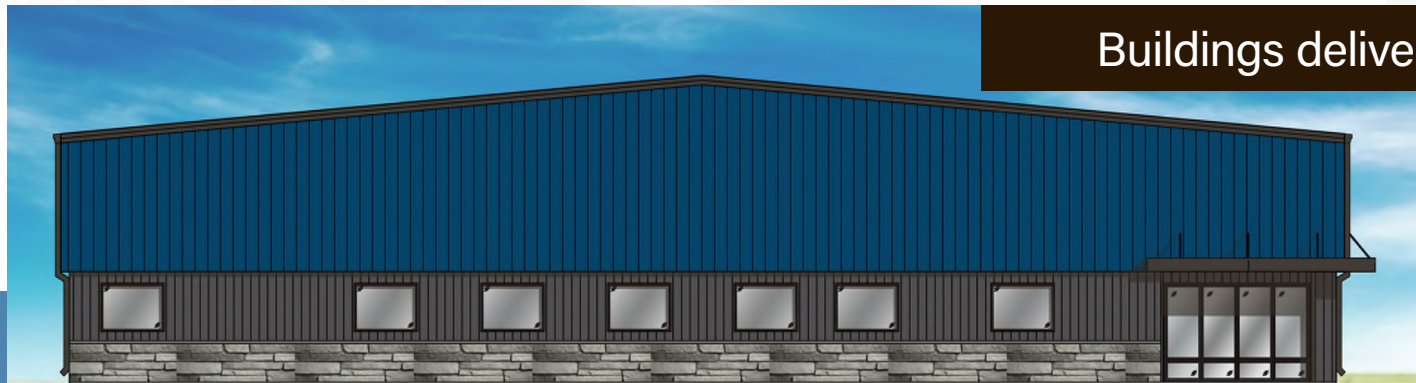


EMPIRE

BUSINESS
PARK

The Denver Metro area's newest heavy industrial development, strategically located at I-25 and Erie Parkway



Buildings delivering 4Q 2025!

NEWMARK

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Empire Business Park

is a modern, master-planned development catering to Industrial uses that require large secured sites for fleet parking and/or outside storage.

The site plan provides for 15,000 SF buildings on 3 +/- acre parcels, but is flexible and can accommodate specific build-to-suits from 5,000 to 75,000 + SF. Phase 1 (Buildings 1 - 4) delivering 4Q 2025.

Prime Location

- Immediate access and visibility to I-25, via Erie Parkway.
- Conveniently service the Denver Metro Area and Northern Colorado.
- Located in Unincorporated Weld County with an Erie, Colorado mailing address, benefiting from low sales tax rates and flexible zoning.
- Low Property Taxes - Current mill levy is 96.5, expected to go to 80 mills in 2025.
- Located in a Weld County Opportunity Zone.
- Significant planned new development for the corridor, such as the I-25 Erie Gateway project North of this site, which will encompass 1,280 acres of regionally scaled mixed use development.

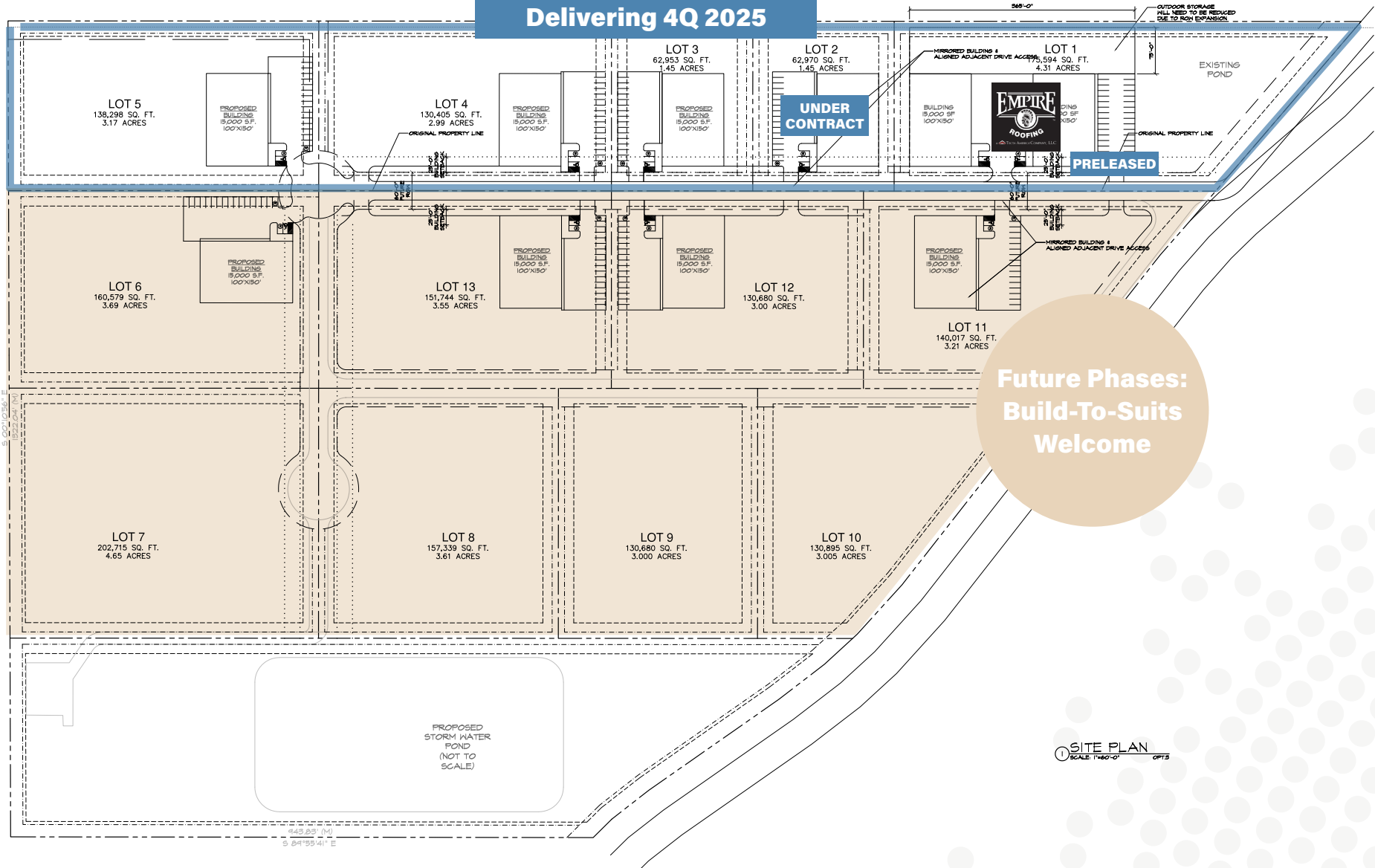
Park Features

- High-image new construction buildings with oversized drive-in doors, clearstory windows, LED lighting, sprinklers and many other modern features. Fenced sites with significant yard space.
- Permissible I-2 Industrial zoning allowing for most manufacturing, distribution, automotive and outside storage uses.
- On-site property management.
- Build-to-suit options available.



SITE PLAN

Phase 1: Spec Buildings Delivering 4Q 2025



Future Phases:
Build-To-Suits
Welcome

LOCATION AERIAL



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NEWMARK

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