

The logo consists of a stylized yellow 'A' shape composed of three overlapping, slanted rectangular bars.

AERO 70

I-70 & Aerotropolis Parkway, Aurora, CO








UNITED PROPERTIES
CREATING DEEP ROOTS



CBRE

Over 4.2 Million SF of Class AA Industrial on 256 Acres



Delivers Q1 2026

-  Immediate I-70 Access
-  Excellent Interstate Visibility
-  Trailer Parking
-  32' - 36' Clear Height
-  BTS Opportunities
-  Land Sales Available
-  I-1 Zoning

-  Potential Rail Access
-  Adams County

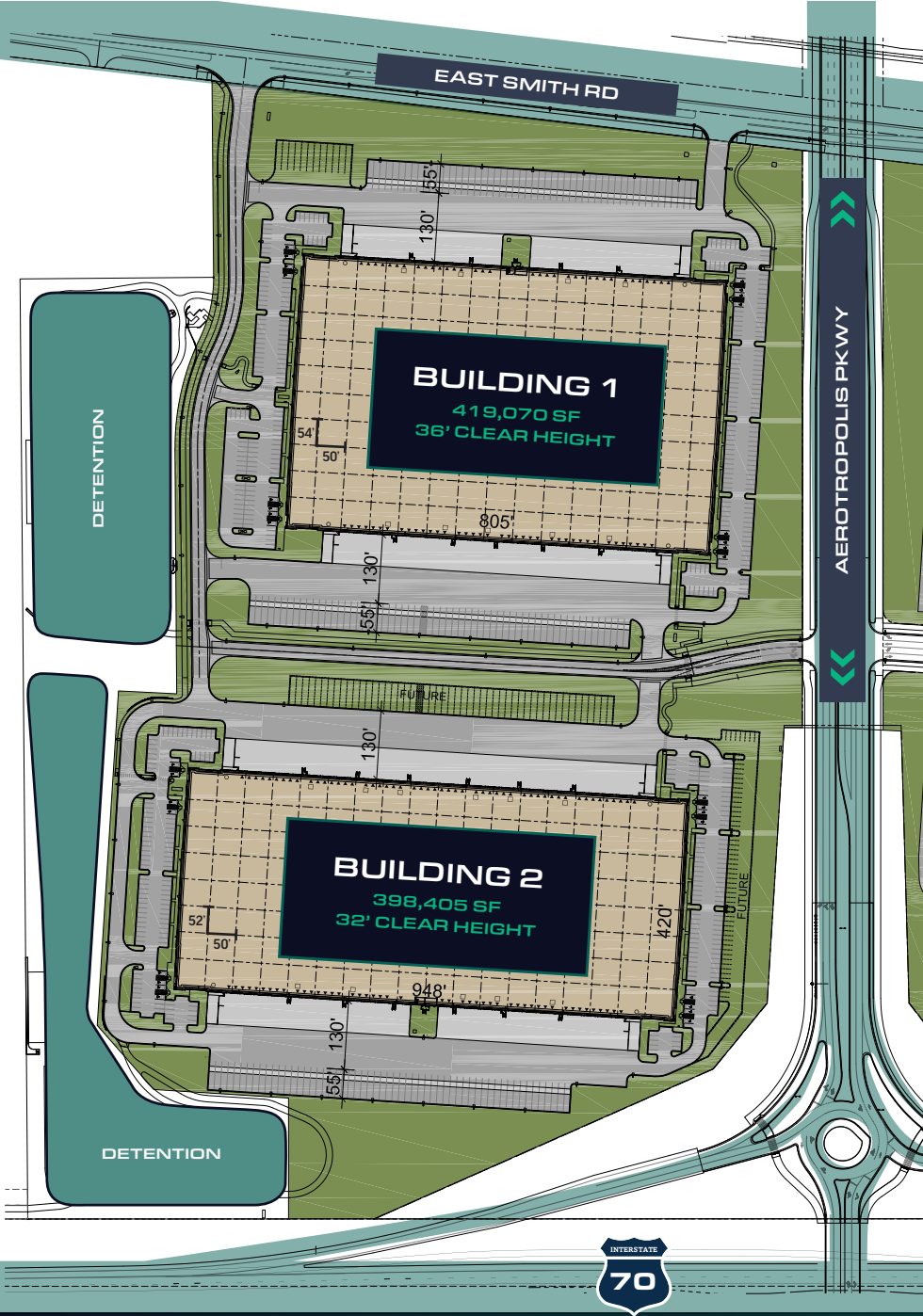
Class AA Features

- EV Charging Available / Compatible
- Double Row of Trailer Parks Per Building
- Clerestory Glass
- Heavy Car Parking
- Highly Energy Efficient



Under Construction

Delivering Q1 2026



BUILDING 1

419,070 SF

Lot Size	± 27 AC
Clear Height	36'
Auto	282 Stalls
Trailer	111 Stalls
Column Spacing	54' x 50'
Dock High Doors	74
Drive In Doors	4

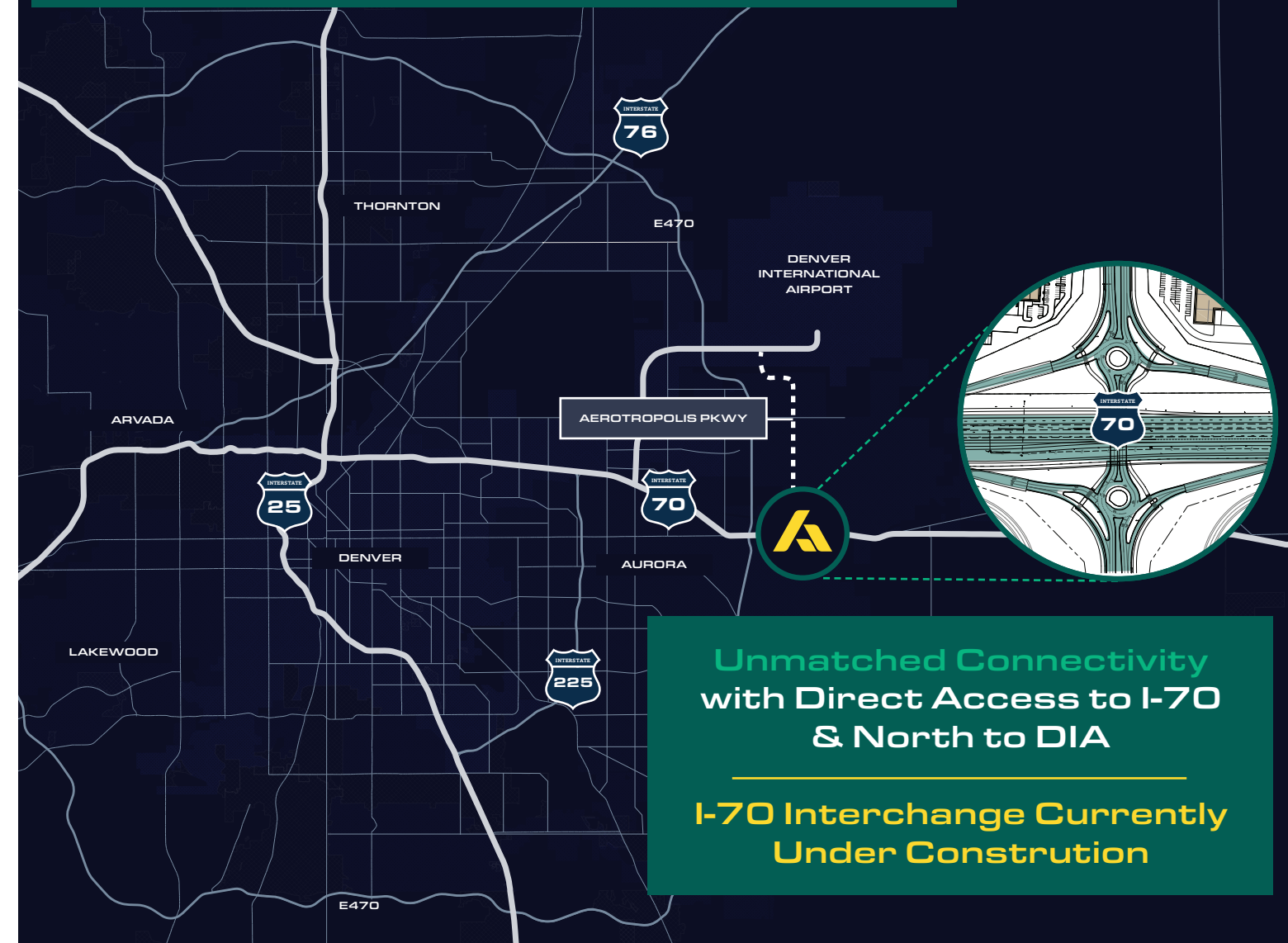
BUILDING 2

398,405 SF

Lot Size	± 25.5 AC
Clear Height	32'
Auto	234 Stalls
Trailer	57 Stalls
Column Spacing	52' x 50'
Dock High Doors	99
Drive In Doors	4

- ▼ DOCK HIGH TRUCK DOOR
- KNOCK-OUT FOR FUTURE
- ▼ GRADE LEVEL DOOR
- GRADE LEVEL TRUCK DOOR

Located on Denver's Newest Interchange in the I-70 Corridor



Unmatched Connectivity
with Direct Access to I-70
& North to DIA

I-70 Interchange Currently
Under Construction



AERO 70

I-70 & Aerotropolis Parkway, Aurora, CO

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