



470 Commerce

Denver's Airport Submarket
Aurora, Colorado

Just south of I-70 along E-470

New 170 Acre Industrial Park

2.1 Million+ SF at Full Buildout

- Phase 1 Breaking Ground 2025
- Flexible Deal Structures: Leases, User Sales, Land Sales and Build-to-Suits Welcome

**Prime location in the path
of booming Aurora growth**

NEWMARK

Trammell Crow Company

The Newest East Metro Hub



DENVER INTERNATIONAL AIRPORT



RESIDENTIAL



HORIZON UPTOWN - RESIDENTIAL/COMMERCIAL



AURORA CROSSROADS - COMMERCIAL

FUTURE COMMERCIAL

PICIDILLY RD
STEPHEN D HOGAN PKWY

FUTURE COMMERCIAL

FUTURE COMMERCIAL

E 6TH AVE

FULL INTERCHANGE

E 6TH PKWY

FUTURE COMMERCIAL

CITY OF AURORA

E ALAMEDA AVE

ST. SIMON CEMETERY



FUTURE PHASES - 100 ACRES

RESIDENTIAL

FUTURE SIGNALIZED INTERSECTION

PHASE 2 - 35 AC

PHASE 1 - 35 AC

GUN CLUB RD

CITY OF AURORA

E MISS. AVE



FUTURE COMMERCIAL

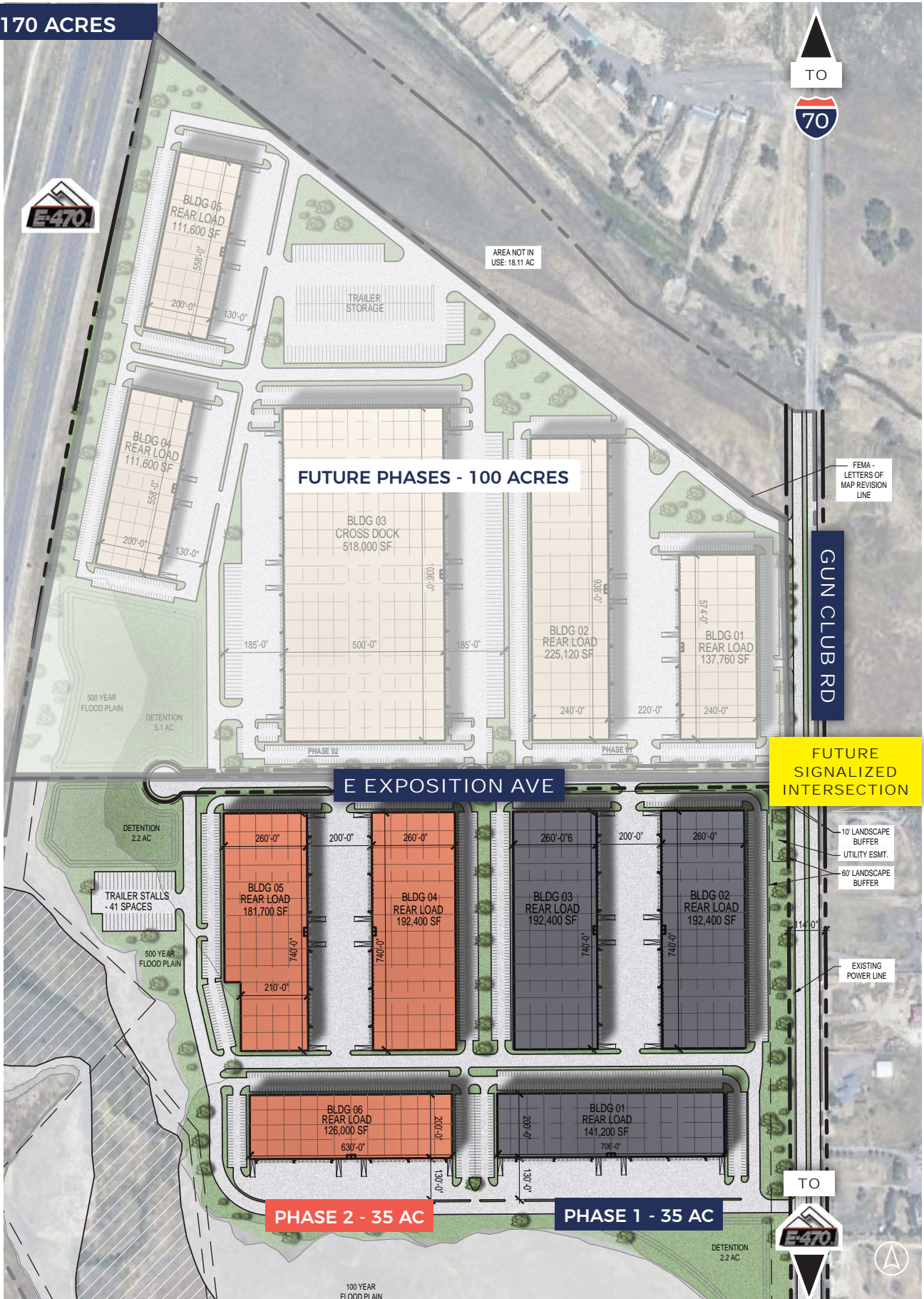
CITY OF AURORA


E-470
Frontage & Visibility



PROJECT SITE PLAN

170 ACRES



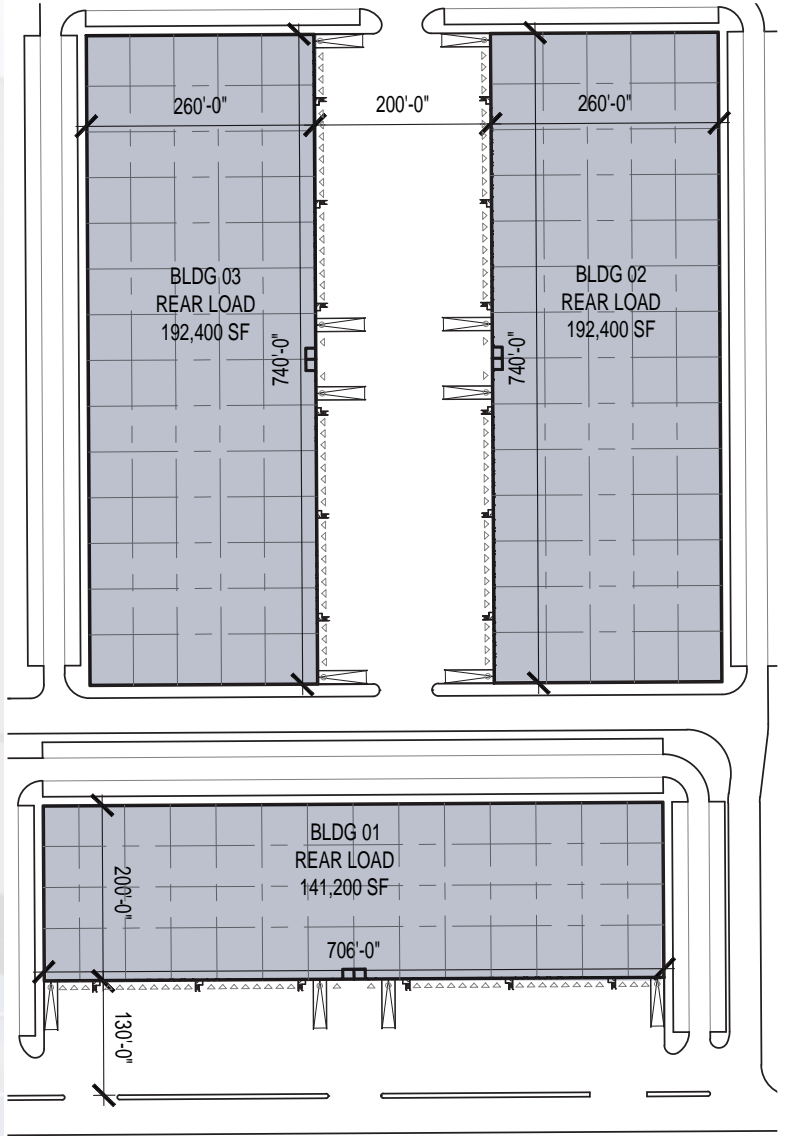
PHASE 1

±35 ACRE SITE

- Three (3) buildings totaling 526,000 SF
- Rear-load design
- Available for lease or sale



Breaking Ground 2025



Building 1	
Building Size	141,200
Divisible Size	± 30,000
Site Size	± 10
Clear Height	32'
Dock High Doors	40
Drive-in Doors	4
Auto Parking	273 (1.9/1,000)
Power	3,000A, 277/480V
Sprinkler	ESFR

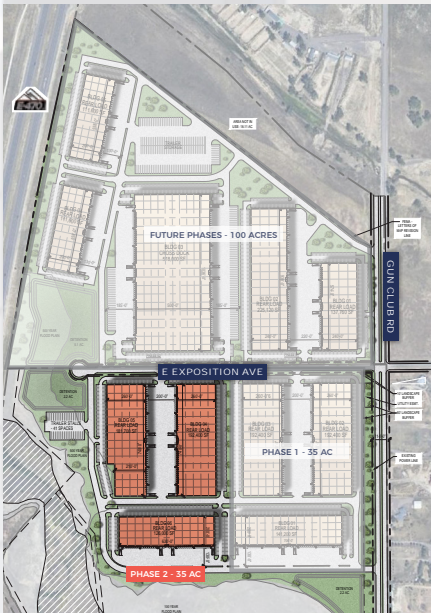
Building 2	
Building Size	192,400
Divisible Size	± 40,000
Site Size	± 10
Clear Height	32'
Dock High Doors	42
Drive-in Doors	4
Auto Parking	194 (1.0/1,000)
Power	3,000A, 277/480V
Sprinkler	ESFR

Building 3	
Building Size	192,400
Divisible Size	± 40,000
Site Size	± 10
Clear Height	32'
Dock High Doors	42
Drive-in Doors	4
Auto Parking	194 (1.0/1,000)
Power	3,000A, 277/480V
Sprinkler	ESFR

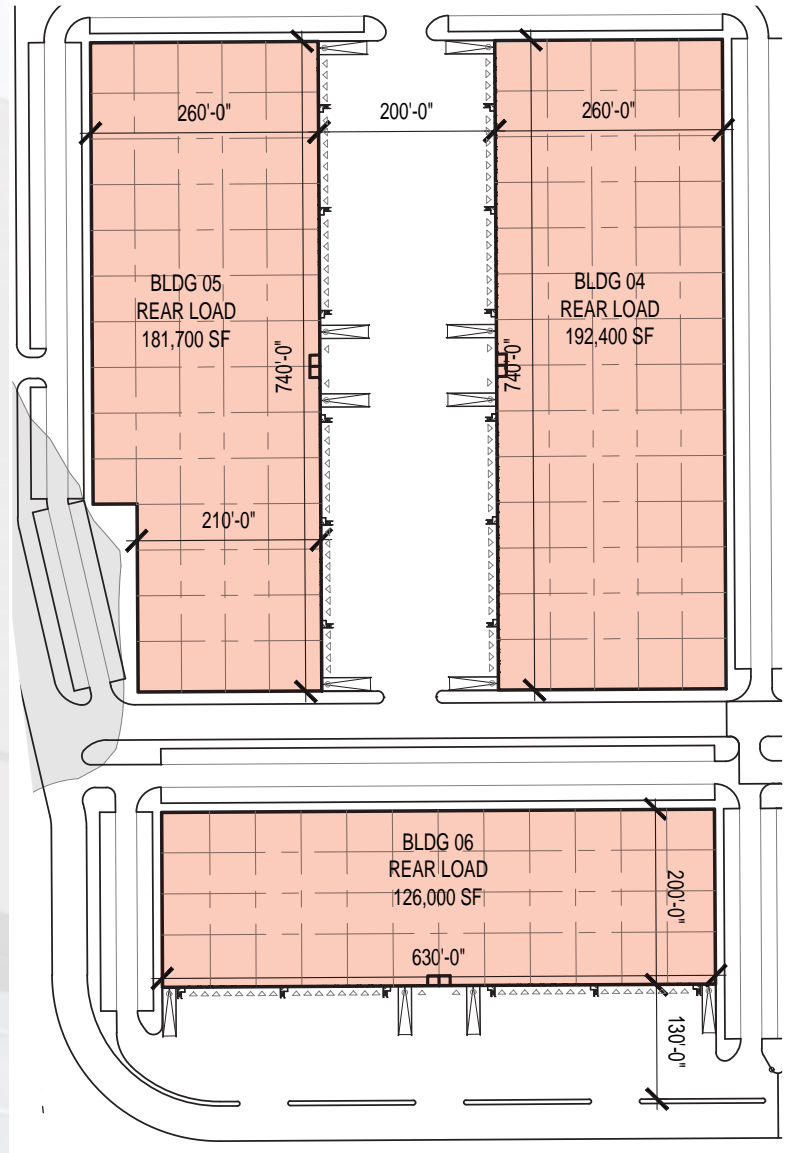
PHASE 2

±35 ACRE SITE

- Three (3) buildings totaling 501,000 SF
- Rear-load design
- Available for lease or sale
- E-470 visibility



Breaking Ground 2026



Building 4

Building Size	192,400
Divisible Size	± 40,000
Site Size	± 10
Clear Height	32'
Dock High Doors	42
Drive-in Doors	4
Auto Parking	194 (1.0/1,000)
Power	3,000A, 277/480V
Sprinkler	ESFR

Building 5

Building Size	192,400
Divisible Size	± 40,000
Site Size	± 10
Clear Height	32'
Dock High Doors	42
Drive-in Doors	4
Auto Parking	191 (1.1/1,000)
Power	3,000A, 277/480V
Sprinkler	ESFR

Building 6

Building Size	126,000
Divisible Size	± 30,000
Site Size	± 10
Clear Height	32'
Dock High Doors	34
Drive-in Doors	4
Auto Parking	248 (2.0/1,000)
Power	3,000A, 277/480V
Sprinkler	ESFR

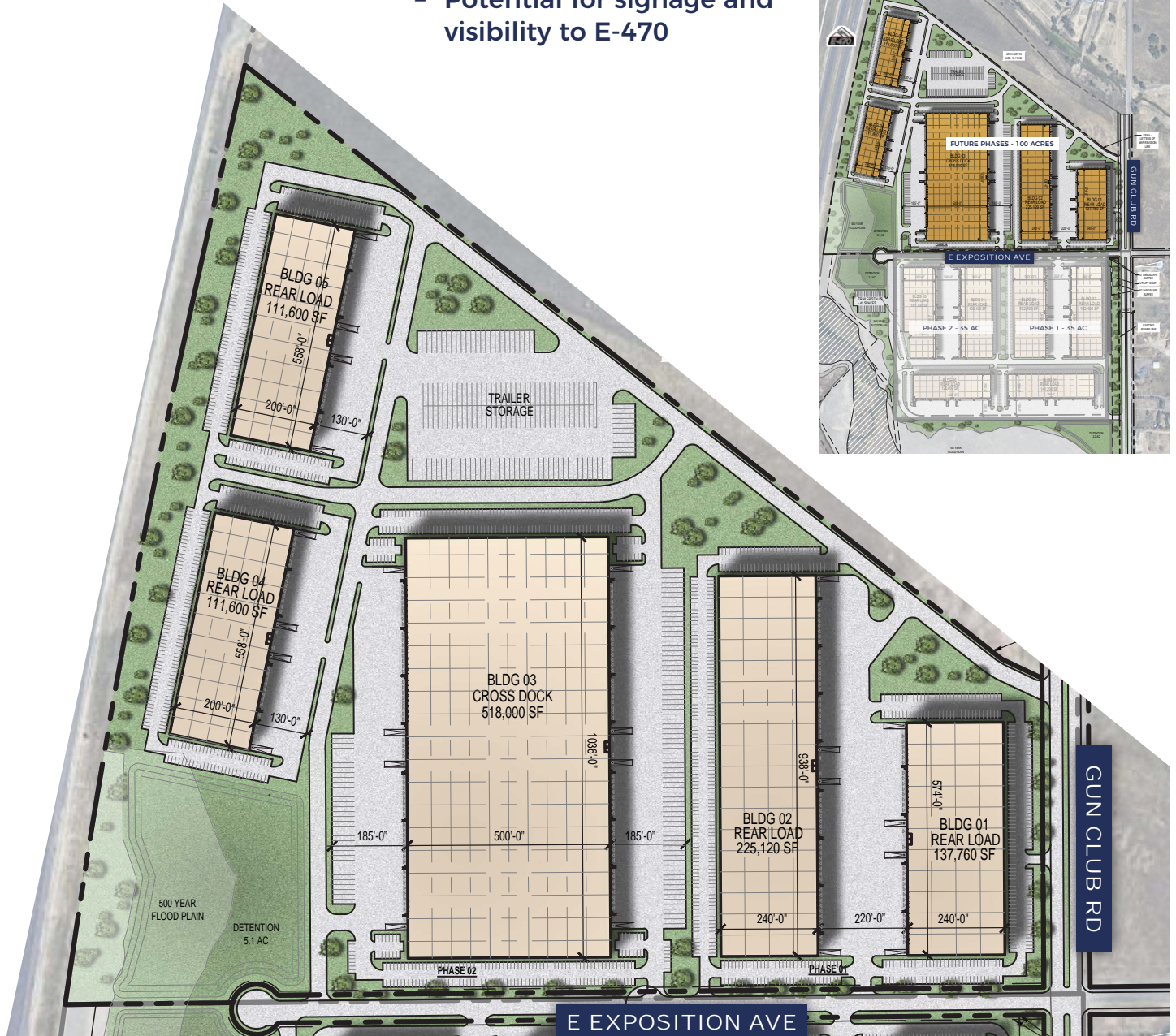
FUTURE PHASES

100 ACRE SITE

Build-to-Suits and Land Sales Welcome

Flexible Options

- Sites available from 15 - 170 acres
- Build-to-suits for lease or purchase
- Flexible site plan allowing for a variety of building sizes and configurations
- Potential for signage and visibility to E-470



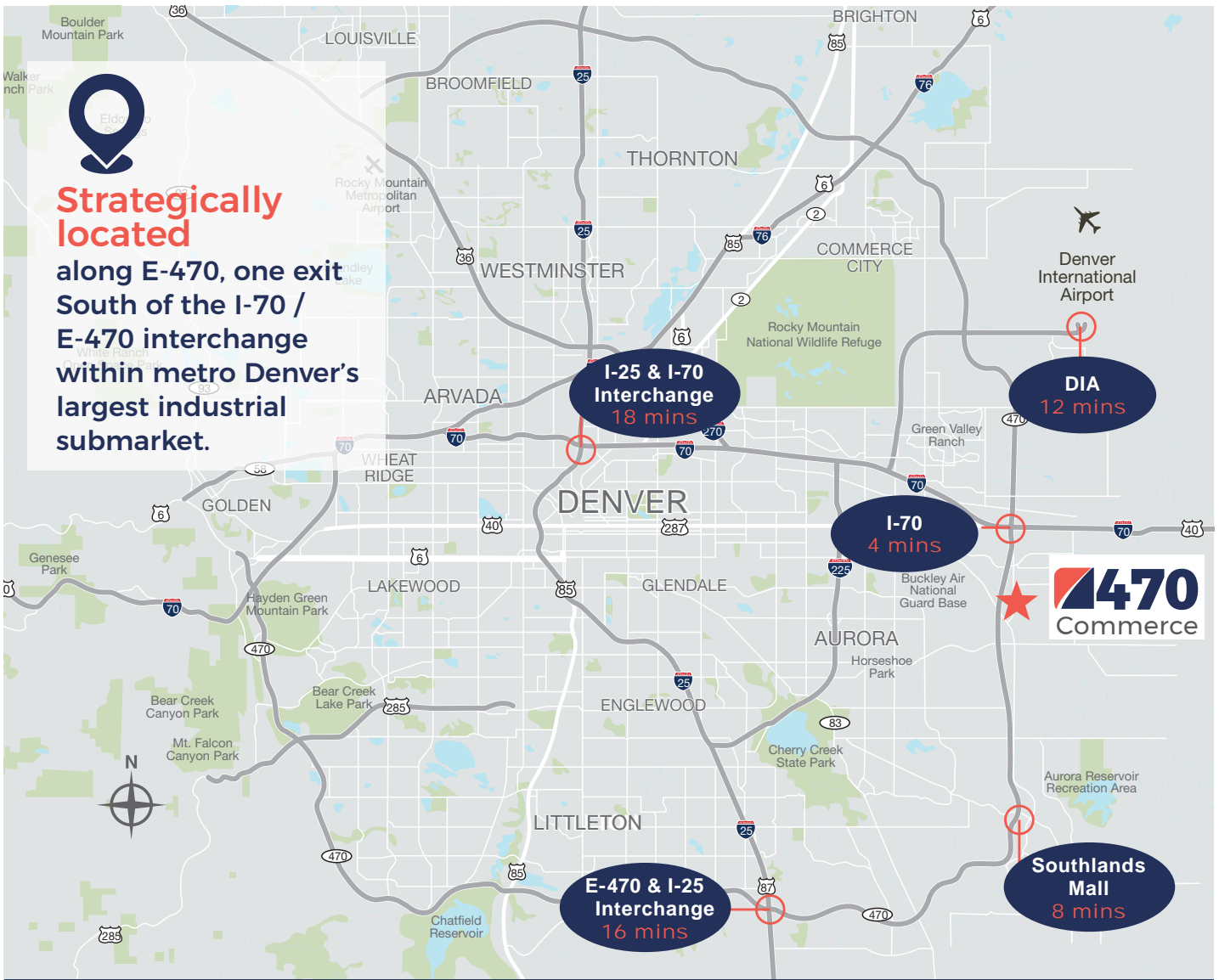
LOCATION



Fastest growing region in the Denver metro area with explosive housing expansion, strong labor force growth and broad diversity of industries.



Avoid congested Central Denver traffic patterns and reach 75% of Colorado's population faster via this **"beltway" location**



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