

FIRST AURORA COMMERCE CENTER

FIRST IN CLASS
BUSINESS PARK
PROVIDING OPTIONS
FOR USERS REQUIRING
UP TO 1,290,361 SF



NEW I-70 / PICADILLY RD
INTERCHANGE
UNDER CONSTRUCTION

FIRST AURORA
COMMERCE CENTER

26TH AVENUE & PICADILLY ROAD
AURORA, CO



FIRST AURORA COMMERCE CENTER

[PLEASE CLICK HERE
FOR A FLYOVER OF THE PROJECT!](#)

E470

INTERSTATE
70

NAP



PROPOSED BUILDING A
131,138 SF

PROPOSED BUILDING B
131,138 SF

BUILDING D
LEASED

BUILDING E
588,085 SF AVAILABLE

PROPOSED BUILDING H
440,000 SF AVAILABLE



PROJECT HIGHLIGHTS

- CLASS A INDUSTRIAL BUILDINGS AND BTS SITES AVAILABLE
- 138-ACRE MASTER PLANNED BUSINESS PARK
- UP TO ±1,290,361 SF
 - BUILDING E: 588,085 SF
 - BUILDING H: 440,000 SF
 - BUILDING A: 131,138 SF
 - BUILDING B: 131,138 SF

- EACH BUILDING IS DIVISIBLE OFFERING FLEXIBLE SIZE RANGES TO ACCOMMODATE A VARIETY OF USES
- INDUSTRIAL ZONING
- DESIGNATED TRAILER PARKING
- ESFR SPRINKLER SYSTEM
- ZONED, ENTITLED WITH UTILITIES. BUILDINGS CAN BE BUILT IN 10 MONTHS
- DEVELOPED AND OWNED BY FIRST INDUSTRIAL REALTY

SITE LOCATION

FIRST AURORA COMMERCE CENTER

DRIVE TIMES:

E-470: 7 MIN / 2.8 MILES

DENVER INTERNATIONAL AIRPORT: 12 MIN / 10 MILES

DOWNTOWN DENVER: 28 MIN / 16.7 MILES

NEW I-70 / PICADILLY RD
INTERCHANGE
UNDER CONSTRUCTION

PROLOGIS PARK 70



MAJESTIC COMMERCCENTER



DOWNTOWN
DENVER

PICADILLY ROAD

MAJESTIC
COMMERCCENTER
PHASE II



E470

SMITH ROAD

26TH AVENUE

37,990
VEHICLES
PER DAY



SITE PLANS

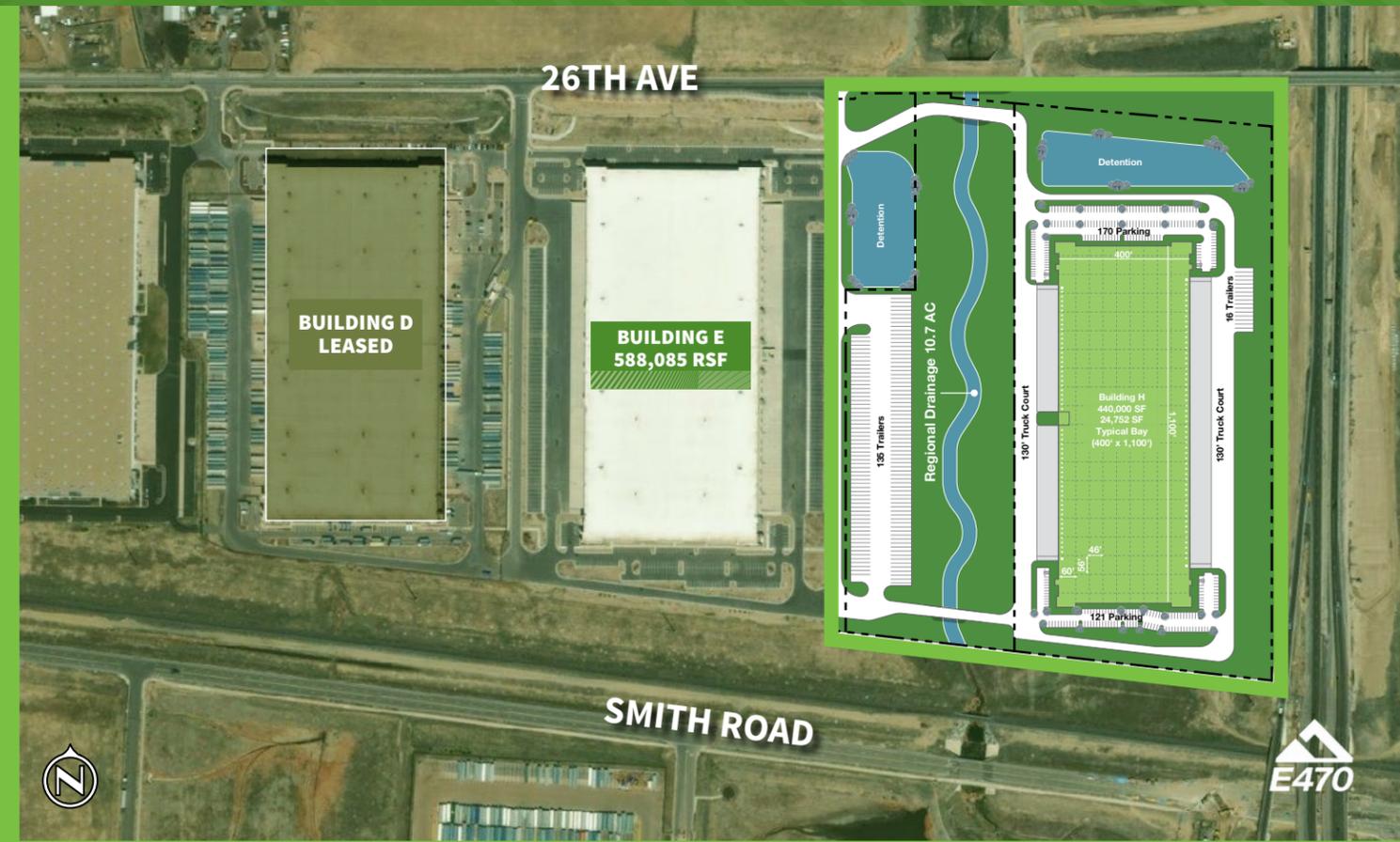


BUILDING E:
588,085 SF (DIVISIBLE TO 147,000 SF)

- 36' CLEAR
- 117 DOCK DOORS
- 4 DRIVE-IN
- 136 TRAILER PARKING STALLS
- 362 CAR PARKING SPACES
- ESFR SPRINKLER SYSTEM
- COLUMN SPACING – 50'X56' WITH 60' SPEED BAYS
- 4000A POWER / 480V (4 EXISTING PANELS – EACH QUARTER OF THE BUILDING UP TO 1200A)
- 25' LED CANDLES
- 7" FLOOR SLAB
- FENCED AND COMPLETELY SECURED SITE WITH FULL CIRCULATING EXTERIOR DRIVES
- OFFICE SUITES (2X): ±4,440 SF

BUILDING H:
440,000 SF (DIVISIBLE TO 100,000 SF)
AVAILABLE IN ±10 MONTHS

- 36' CLEAR
- 106 DOCK HIGH
- 4 DRIVE-IN
- ESFR SPRINKLER SYSTEM
- 151 TRAILER PARKING STALLS WITH TRAILER LOT
- 291 PARKING SPACES
- 56' WIDE BAYS X 46' DEEP COLUMNS WITH 60' SPEED BAYS
- POWER: 4000A POWER AT 480V
- ZONED, ENTITLED WITH THE DIRT ON SITE FOR A BALANCED SITE



SITE PLANS

BUILDING A:

131,138 SF

AVAILABLE IN ±10 MONTHS



32' CLEAR



36 DOCK HIGH



2 DRIVE IN



164 PARKING SPACES



54' WIDE BAYS X 50' DEEP COLUMNS WITH 50' SPEED BAYS

BUILDING B:

131,138 SF

AVAILABLE IN ±10 MONTHS



32' CLEAR



36 DOCK HIGH



2 DRIVE IN



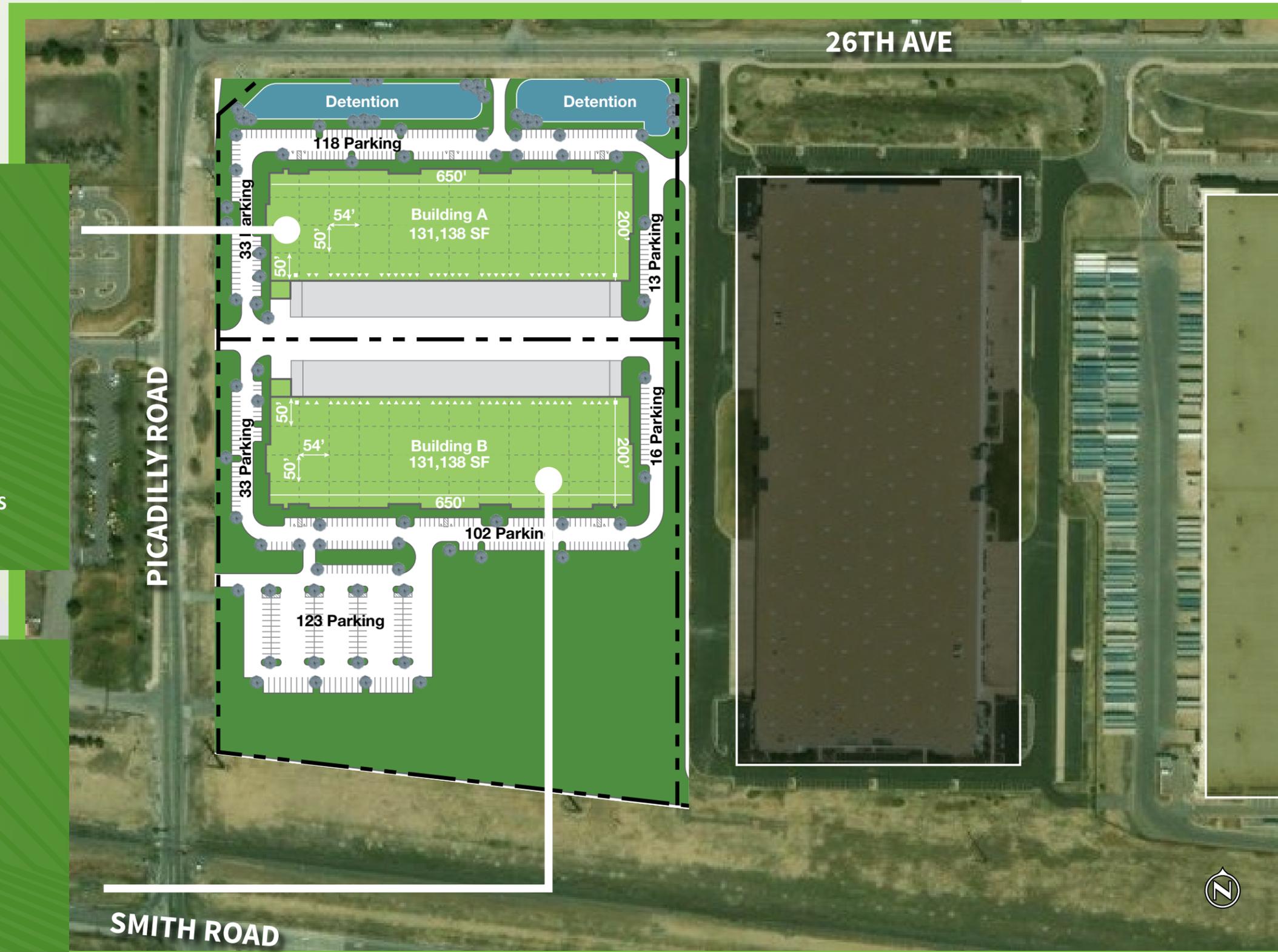
274 PARKING SPACES



EXCESS PARKING YARD ALSO AVAILABLE

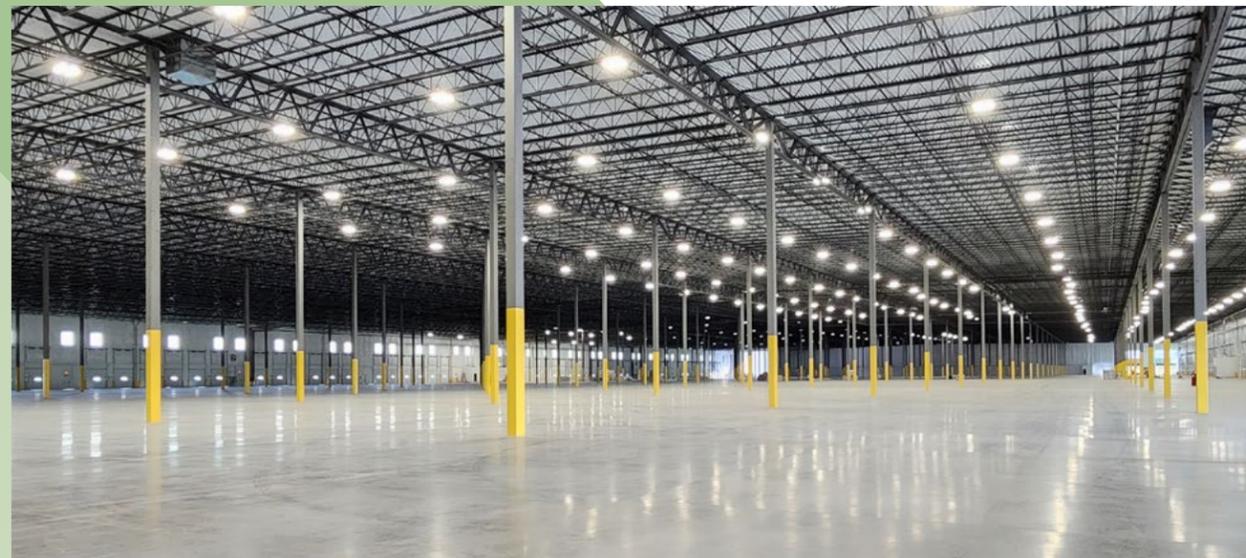
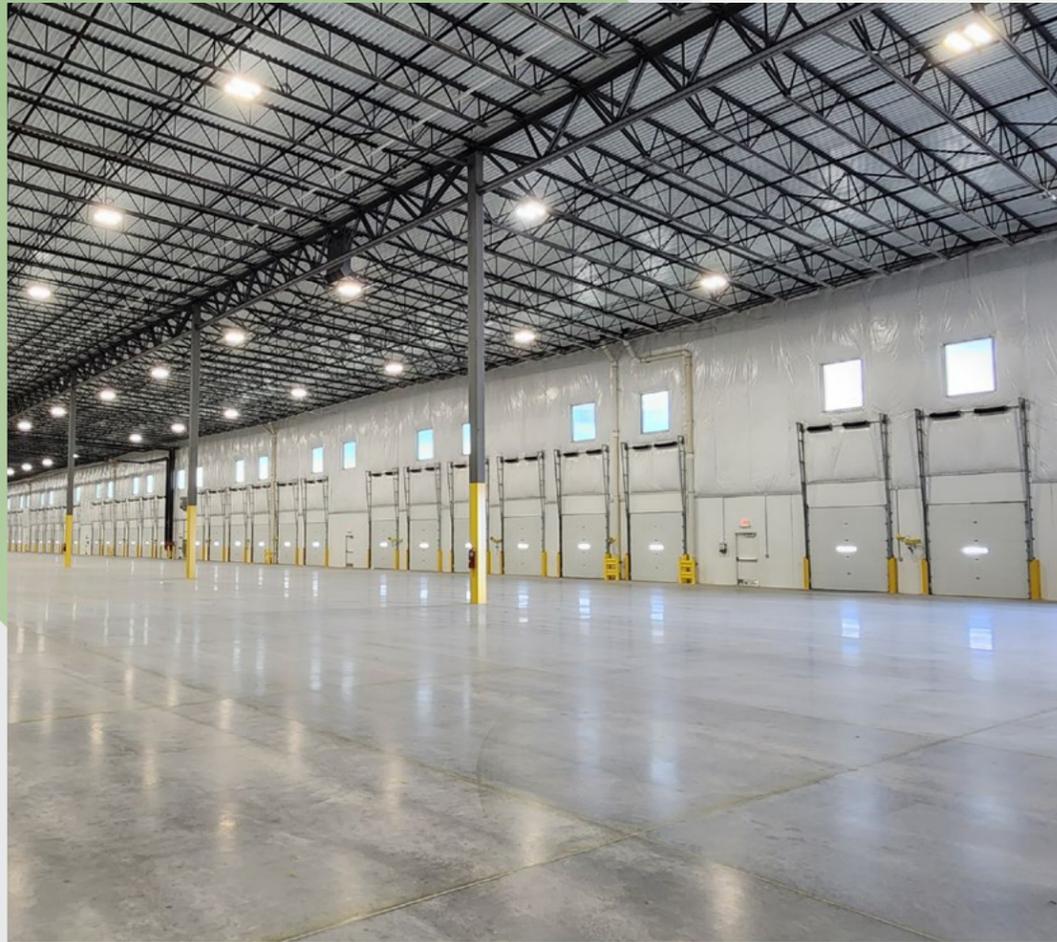


54' WIDE BAYS X 50' DEEP COLUMNS WITH 50' SPEED BAYS



PHOTOS

Building Park is located in [Adams County Enterprise Zone](#) and [Colorado Opportunity Zone](#). [Click for additional information.](#)



FIRST AURORA COMMERCE CENTER



DOWNTOWN
DENVER

COLFAX AVENUE



NEW I-70 / PICADILLY RD
INTERCHANGE
UNDER CONSTRUCTION

SMITH ROAD

PICADILLY ROAD

FIRST AURORA
COMMERCE CENTER

E470



TYLER CARNER
Executive Vice President
303-264-1903
tyler.carner@cbre.com

JIM BOLT
Vice Chairman
720-528-6310
james.bolt@cbre.com

JEREMY BALLENGER
Executive Vice President
303-264-1902
jeremy.ballenger@cbre.com

