



AURORA

COMMERCE CENTER

CLASS A INDUSTRIAL IN THE I-70 CORRIDOR

±66,000 SF - 173,148 SF
AVAILABLE



ADJACENT TO THE PICADILLY INTERCHANGE CREATING UNMATCHED
ACCESSIBILITY TO THE SURROUNDING DENVER METRO

22100 EAST 26TH AVENUE
AURORA, COLORADO 80019

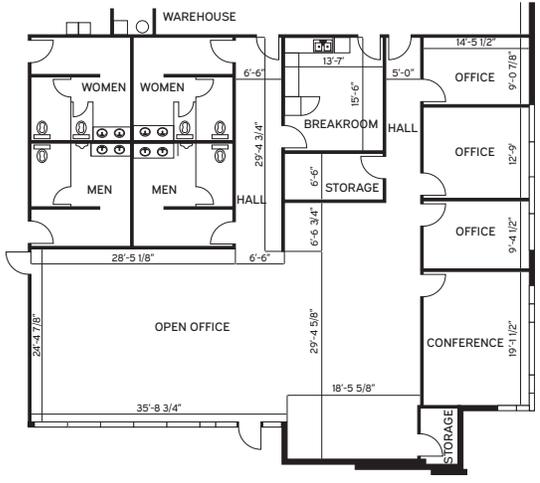
CBRE



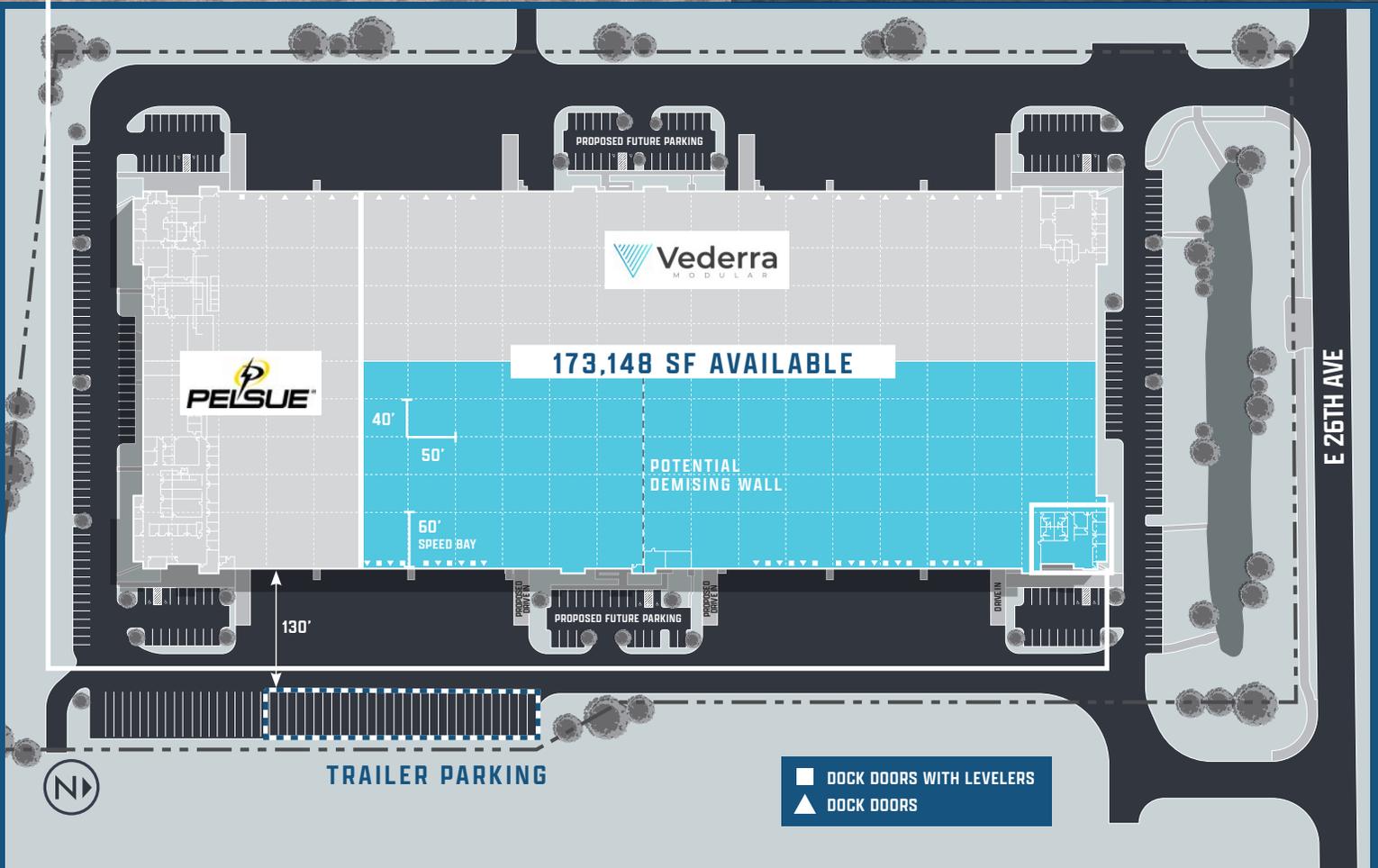
BUILDING SPECIFICATIONS



3,953 SF SPEC OFFICE



BUILDING SIZE	406,959 SF
AVAILABLE SPACE	173,148 SF (±66,000 SF & ±107,000 SF options)
SPEC OFFICE	3,953 SF
COLUMN SPACING	40' X 50' with 60' Speed Bays
TRUCK COURT DEPTH	130'
SPRINKLER	ESFR
DOCKS	EXISTING: 28 dock doors (15 with levelers) 11 additional dock knockouts
DRIVE IN	EXISTING: 1 drive-in door 2 additional drive-ins possible
CLEAR HEIGHT	32'
POWER	1,600 Amps/227-480V 3 Phase*
PARKING	.5/1,000 Plus proposed future parking
TRAILER PARKING	361 ft of trailer parking (approximately 30 trailer stalls)
ZONING	I-1 Light Industrial
COUNTY	Adams
* = to be verified	



UNMATCHED ACCESS

DRIVE TIMES

I-70	6 MINUTES
E-470	5 MINUTES
I-225	12 MINUTES
I-25	25 MINUTES
DIA	10 MINUTES
DENVER	30 MINUTES



NEW PICADILLY INTERCHANGE
NOW COMPLETE!

DOWNTOWN
DENVER



SMITH RD

E 26TH AVE



PICADILLY INTERCHANGE

Now complete! The Picadilly interchange creates unmatched access to I-70 & E-470 and the surrounding Denver Metro.



ECONOMIC INCENTIVES

Located in both the Adams County Foreign Trade and Colorado Opportunity Zones.



SURROUNDING DEVELOPMENT

Surrounding new construction of both commercial and residential developments will bring further identity, labor and amenities to the area.

SURROUNDING TENANTS



KEY DEMOGRAPHICS

WITHIN 10 MILES OF AURORA COMMERCE CENTER



129,686

POPULATION AGES 20-39



\$83,809

MEDIAN HOUSEHOLD INCOME



40,459

TRANSPORTATION & WAREHOUSE WORKERS



54,313

BLUE COLLAR WORKERS



For More Information, Please Contact:

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