

EMPIRE

BUSINESS
PARK

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



NEWMARK

Michael Wafer Jr.
Managing Director
303-260-4407
mike.waferjr@nmrk.com

Mike Wafer, SIOR
Executive Managing Director
303-260-4242
mike.wafer@nmrk.com

Mike Viehmann
Managing Director
303-260-4340
mike.viehmann@nmrk.com

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 Spring 2024.

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.
- 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.

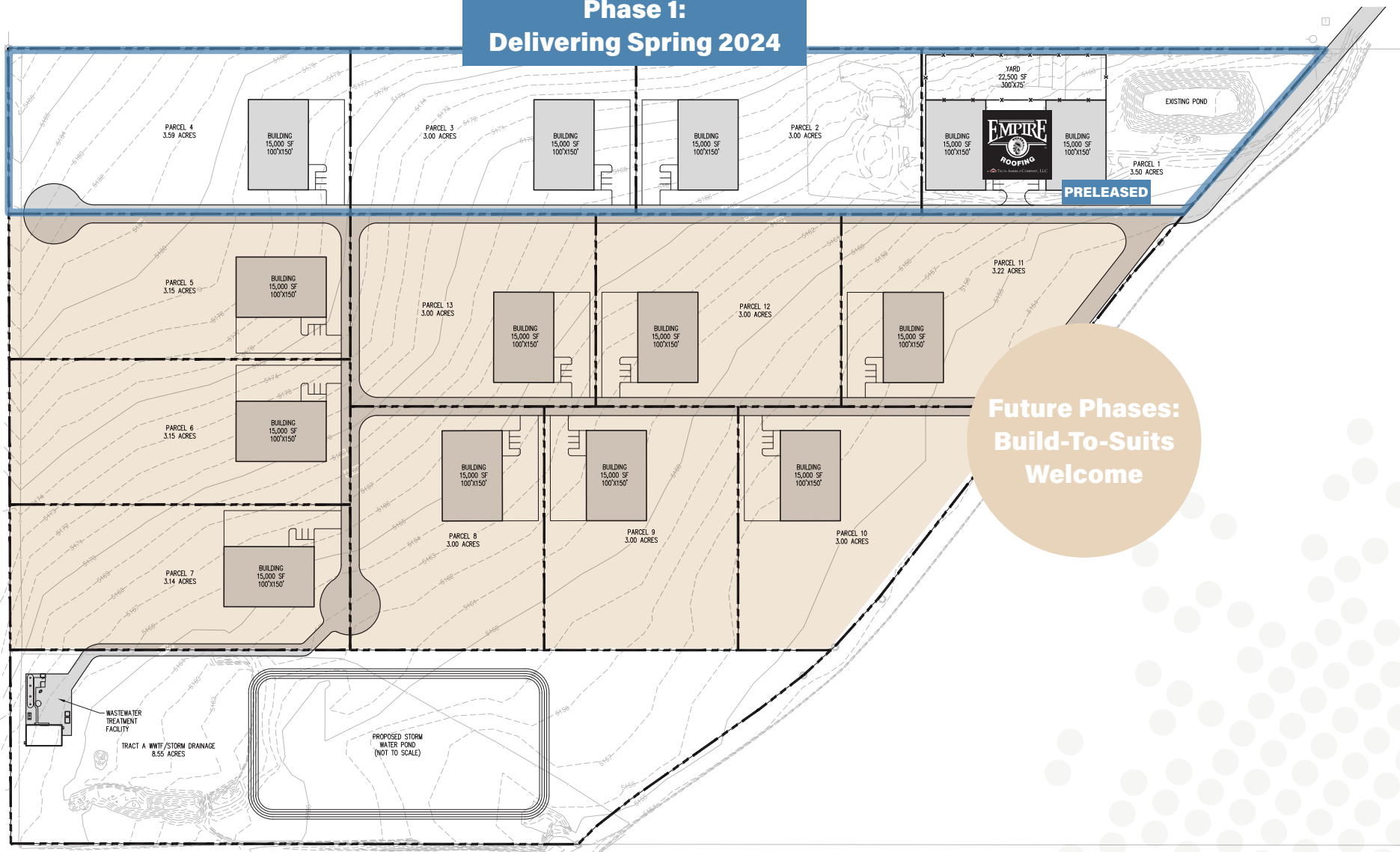
Park Features

- High-image new construction buildings with oversized drive-in doors, clearstory windows, ESFR sprinkler systems 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.

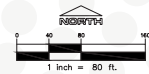


SITE PLAN

Phase 1: Delivering Spring 2024



Future Phases:
Build-To-Suits
Welcome



LOCATION AERIAL



Michael Wafer Jr.
Managing Director
303-260-4407
mike.waferjr@nrmk.com

Mike Wafer, SIOR
Executive Managing Director
303-260-4242
mike.wafer@nrmk.com

Mike Viehmann
Managing Director
303-260-4340
mike.viehmann@nrmk.com



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.