



AURORA, CO 80137

±4.3M SF | 328.7 Acres Available
Multi-Phased Development



E 26th Avenue

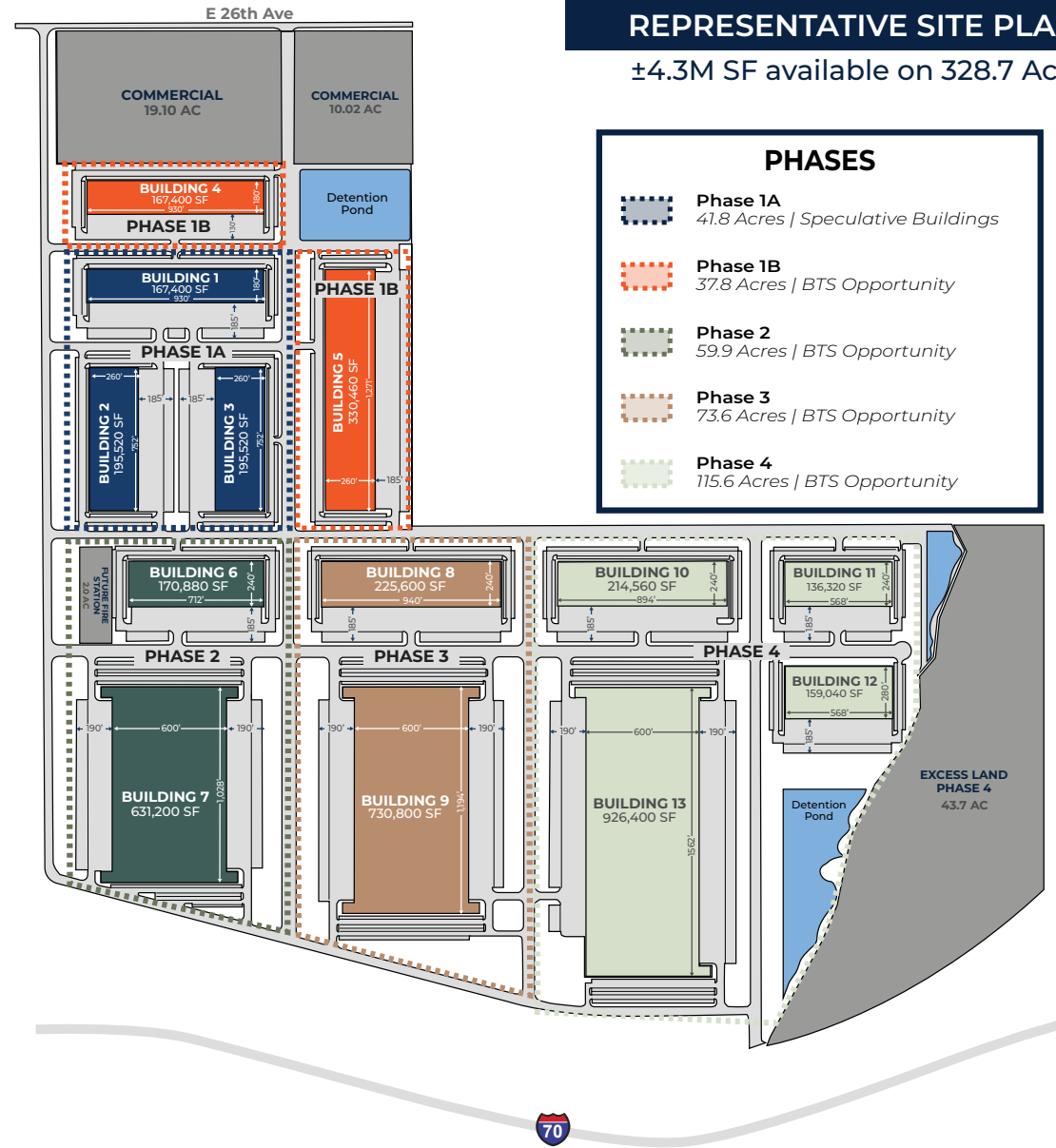
**METRO DENVER'S NEWEST
CLASS A INDUSTRIAL DEVELOPMENT
AVAILABLE FOR LEASE, SALE OR BUILD-TO-SUIT**

HILLWOOD
A PEROT COMPANY



BLUE EAGLE
AURORA, CO

PROPERTY OVERVIEW





BLUE EAGLE
AURORA, CO

AREA INFORMATION



BLUE EAGLE
AURORA, CO

DEMOGRAPHICS



PROJECT HIGHLIGHTS

Flexibility!

Buildings for Sale & Lease, Build-to-Suit, Land Sales



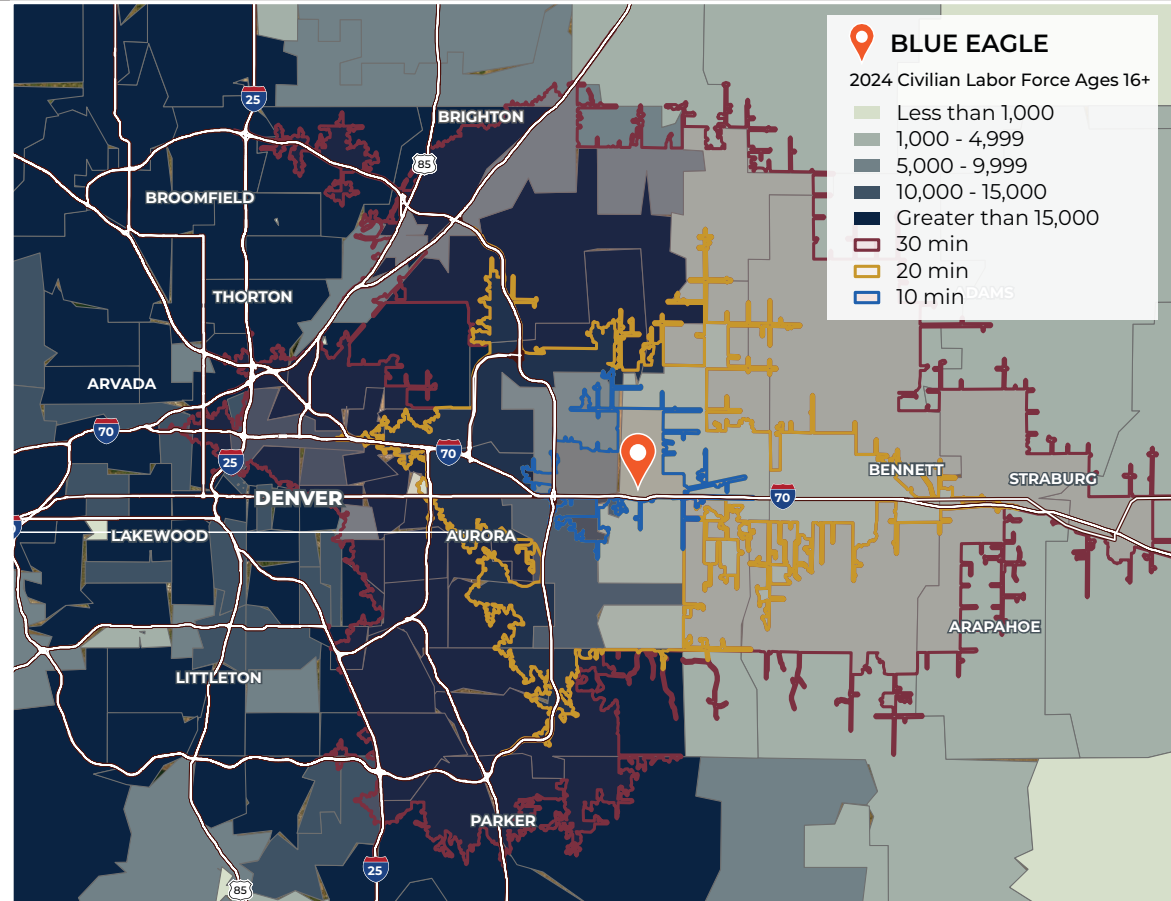
Hundreds of Millions in Regional Infrastructure Improvements



Low Mill Levy / Tax Advantage



Frontage and Immediate Access to I-70



20 MINUTE RADIUS

SOURCE: ESRI

444,050
2024 POPULATION

225,396
CIVILIAN LABOR
FORCE (AGES 16+)

\$220 M
REGIONAL
INFRASTRUCTURE
INVESTMENT

1.66%
HOUSING UNITS
GROWTH RATE



DRIVE TIMES

I-70

1.4 mi 2 min

Denver Int. Airport

12 mi. 12 min

Downtown Denver

22 mi 30 min

Denver Tech Center

23 mi 28 min

Fort Collins

77 mi > 1 hr

DEVELOPMENT



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LEASING



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