



Denver's Airport Submarket
Aurora, Colorado

Just south of I-70 along E-470

New 170 Acre Industrial Park

1.7 Million+ SF at Full Buildout

- ☐ 100+ Acres Available - 70 Acres Sold!
- ☐ Airport District (AD) Zoning Allows Industrial & Commercial Uses
- ☐ Flexible Deal Structures: Leases, User Sales, Land Sales and Build-to-Suits Welcome

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

NEWMARK

TrammellCrowCompany

The Newest East Metro Hub



E-470

Frontage & Visibility

FLEXIBLE
OPTIONS

100± ACRE SITE

Build-to-Suits and Land Sales Welcome

- Sites available from 10 - 100± 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
- Airport District (AD) Zoning Allows Industrial & Commercial Uses



PROJECT SITE PLAN

170 ACRES



CONCEPTUAL PLAN



4

5

TRAILER
STORAGE

3

2

1

BLDG 04
REAR LOAD
86,400 SF
480'-0"

BLDG 05
REAR LOAD
86,400 SF
480'-0"

BLDG 03
CROSS DOCK
518,000 SF
500'-0"

BLDG 02
REAR LOAD
219,360 SF
240'-0"

BLDG 01
REAR LOAD
130,800 SF
200'-0"

E EXPOSITION AVE

FUTURE
SIGNALIZED
INTERSECTION

GUN CLUB RD

SOLD - 70 ACRE USER

DETENTION
2.2 AC

TRAILER STALLS
- 41 SPACES

500 YEAR
FLOOD PLAIN

BLDG 05
REAR LOAD
181,700 SF
740'-0"

BLDG 04
REAR LOAD
192,400 SF
740'-0"

BLDG 03
REAR LOAD
192,400 SF
740'-0"

BLDG 02
REAR LOAD
192,400 SF
740'-0"

BLDG 06
REAR LOAD
126,000 SF
630'-0"

BLDG 01
REAR LOAD
141,200 SF
706'-0"



DETENTION

PLANNED BUILDINGS

BLDGS 1 - 5

Project Breaking Ground in 2027

- Five (5) buildings totaling 1,040,960 SF
- Rear-load & cross-dock designs
- Trailer parking available
- Available for lease or sale
- E-470 project visibility

Building 1

Building Size	130,800
Site Size	8.9 AC
Clear Height	32'
Dock High Doors	36
Drive-in Doors	4

Building 2

Building Size	219,360
Site Size	12.5 AC
Clear Height	32'
Dock High Doors	52
Drive-in Doors	4

Building 3

Building Size	518,000
Site Size	33.4 AC
Clear Height	36'
Dock High Doors	100
Drive-in Doors	8

Building 4

Building Size	86,400
Site Size	9.6 AC
Clear Height	28'
Dock High Doors	24
Drive-in Doors	4

Building 5

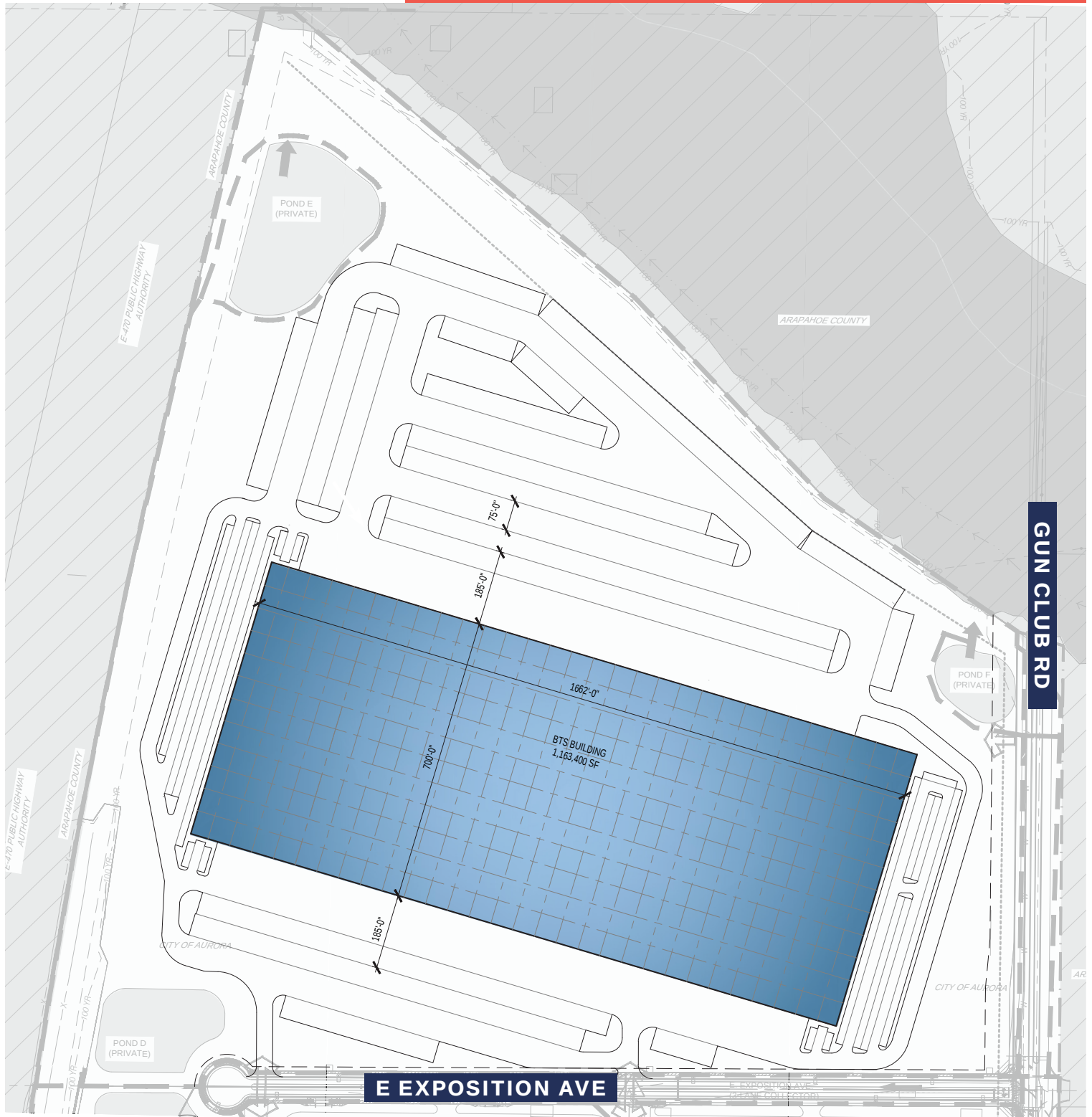
Building Size	86,400
Site Size	7.8
Clear Height	28'
Dock High Doors	24
Drive-in Doors	4

ALTERNATE PLAN

1,163,400 SF

Build-to-Suit: Mega Distribution Center

Site can accommodate up to a 1,163,400 SF cross-dock building with significant trailer parking.



ACCESS

Corporate Neighbors Include:

Amazon
Frito Lay
QED
XGS
Ferguson

Southern Glazer
Safilo
Best Buy
GM
Interline Brands

Niaga Bottling
Waxie Supply
Home Depot
Subaru
Shamrock Foods



Highway access points

via Stephen D. Hogan
Parkway / E. 6th
Parkway to the North
and E. Jewell Avenue
to the South.

BUCKLEY SPACE FORCE BASE



LOCATION



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

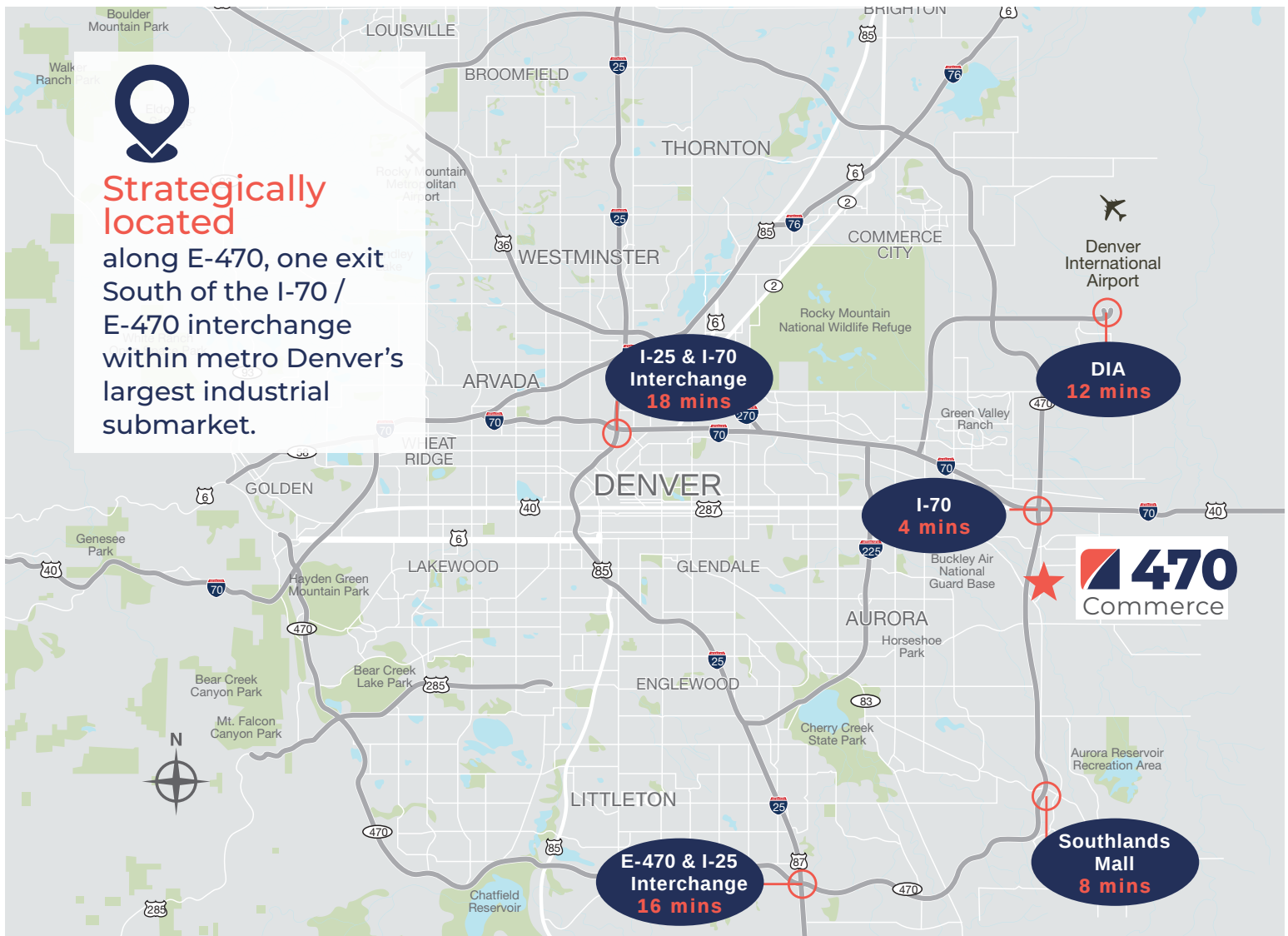


Avoid congested Central Denver traffic patterns and reach 75% of Colorado's population faster via this **"beltway" location.**



Strategically located

along E-470, one exit South of the I-70 / E-470 interchange within metro Denver's largest industrial submarket.



FOR MORE INFORMATION CONTACT:

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

Michael Wafer, Jr., SIOR
Senior Managing Director
t 303-260-4407
mike.waferjr@nrmk.com

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

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