

173.1 acres
divisible to 8.3 Acres

CONNECT₄₇₀



Industrial Zoned Land Fronting E-470

Access to significant infrastructure for
high power industrial uses

Outside storage available

SEC of Jewell & E-470



Site Highlights

- ✕ Site size: ±173.1 acres (divisible to ±8.3 acres)
- 🏠 Over 2 million SF buildable
- 🛣️ Over 4,000ft of highway frontage along E-470
- 🚗 50,000 vehicles per day on E-470
- 📍 Zoning: Airport district
- 🎯 County: Arapahoe County
- 📍 City: Aurora
- ⚡ Xcel Transmission System Interconnection (application made December 2025)
- ✅ Application has been submitted for up to 500MW for high power manufacturing and data center uses
- 🏠 Potential for outside storage uses



Infrastructure



Current

- Existing 24" water main
- Xcel 230kV transmission line runs along SEC of site
- Multiple options for location of regional storm water detention
- Master drainage plan completed and approved



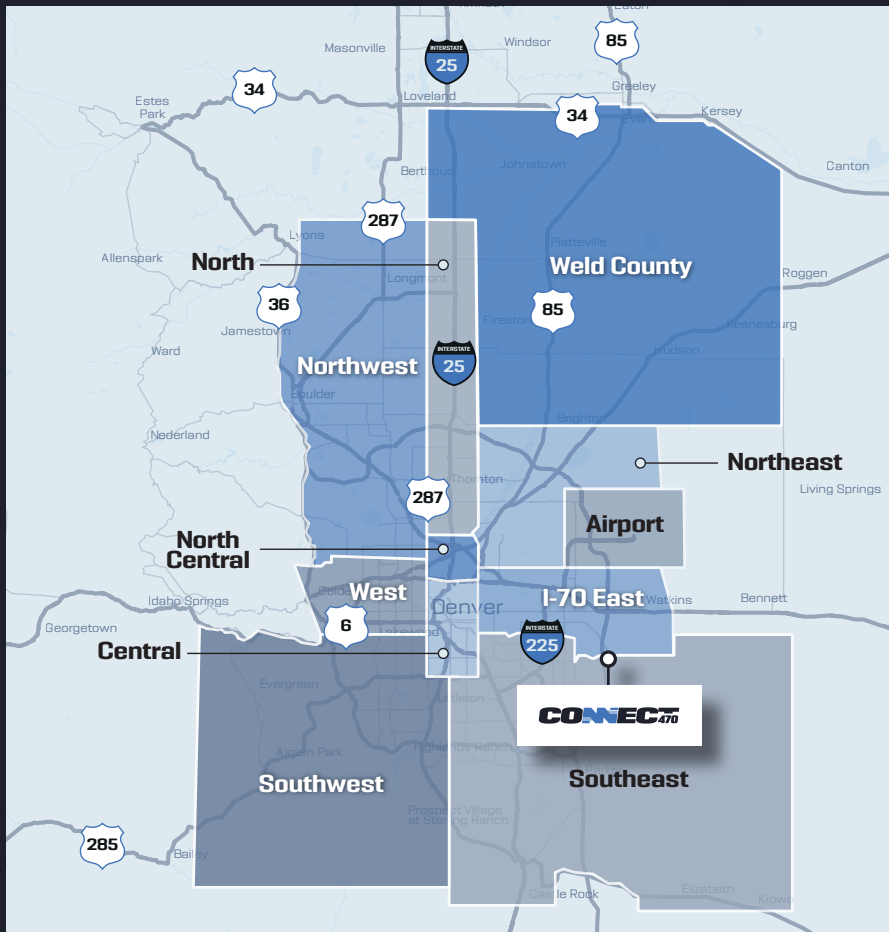
In-Progress

to be completed
end of 2026

- 18' sanitary main permitted and will commence construction in Q1 2025
- Gun Club road improvements
- Sewer interceptor under construction
- Option for on-site substation to dramatically increase MW capacity



Location Highlights



At the
crossroads
between
the Southeast
and I-70 East
submarkets

- Situated on the border of the **Southeast** and **I-70/East** submarkets with connectivity throughout the entire **Denver Metro Area**
- Boasts highway frontage with direct access to **E470** and **Jewell Avenue**
- Potential for a dedicated exit from **E470**
- Just 20 minutes from the **Denver Tech Center** and 24 minutes from **Downtown Denver**
- Immediate proximity to **Buckley Space Force Space** who contributes over \$2.5 Billion to the local economy
- Less than 10 minutes from **Southlands Mall**, which is the largest mall in Denver
- Neighbors with Denver's top **labor demographics**

Drive Times



I-70:

5.4 miles/
6 minutes



DIA:

16.6 miles/
14 minutes



Denver Tech Center:

12 miles/
20 minute



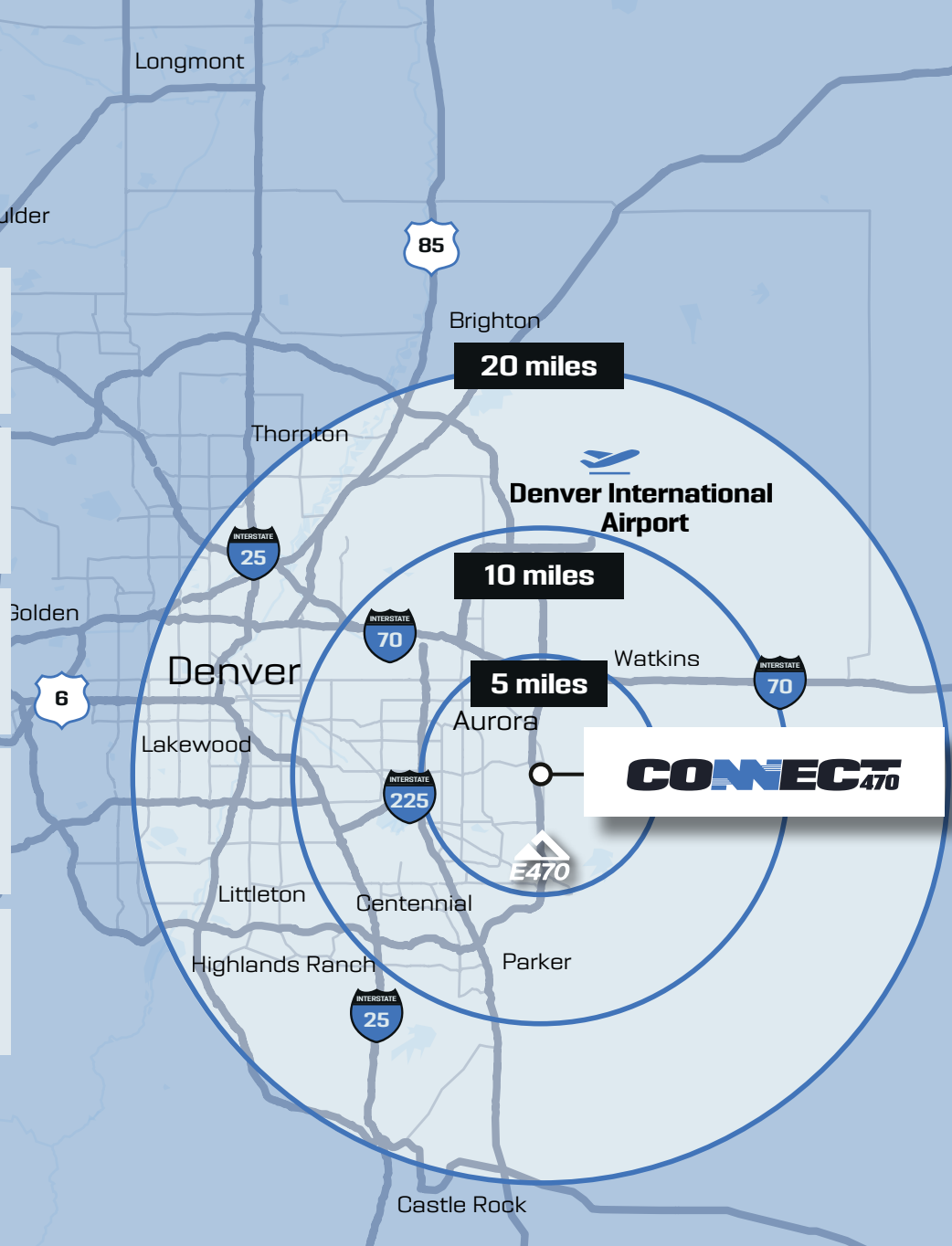
I-225:

8.8 miles/
12 minutes



Downtown Denver:

23 miles/
24 minutes



▶ Arapahoe County, Co

▶ Douglas County, Co



Population

672,666 (2024)

393,715 (2024)



Population
Groth Rate

**1.01%
annual growth rate**

**1.66%
annual growth rate**



Median Age

37

39



Average
Household Income

\$138,737

\$183,603



Median
Household Income

\$97,738

\$145,412

Immediate Proximity to

Buckley Space Force & Southeast Denver

► Buckley Space Force Base



Generated **\$2.6 billion**
in regional economic impact
in 2024



20,000+ jobs
driven by base operations

► Raytheon
2,500
employees

► Northrop Grumman
400
employees

► Centennial Airport



3rd busiest
general aviation airport

► Denver Tech Center Office Market



Largest office
submarket in Denver
totaling 35MSF



Flexible Build-to-Suit Options

Site Plan Example

Build-to-suit options
for lease and sale

Divisible to 8.3 acres

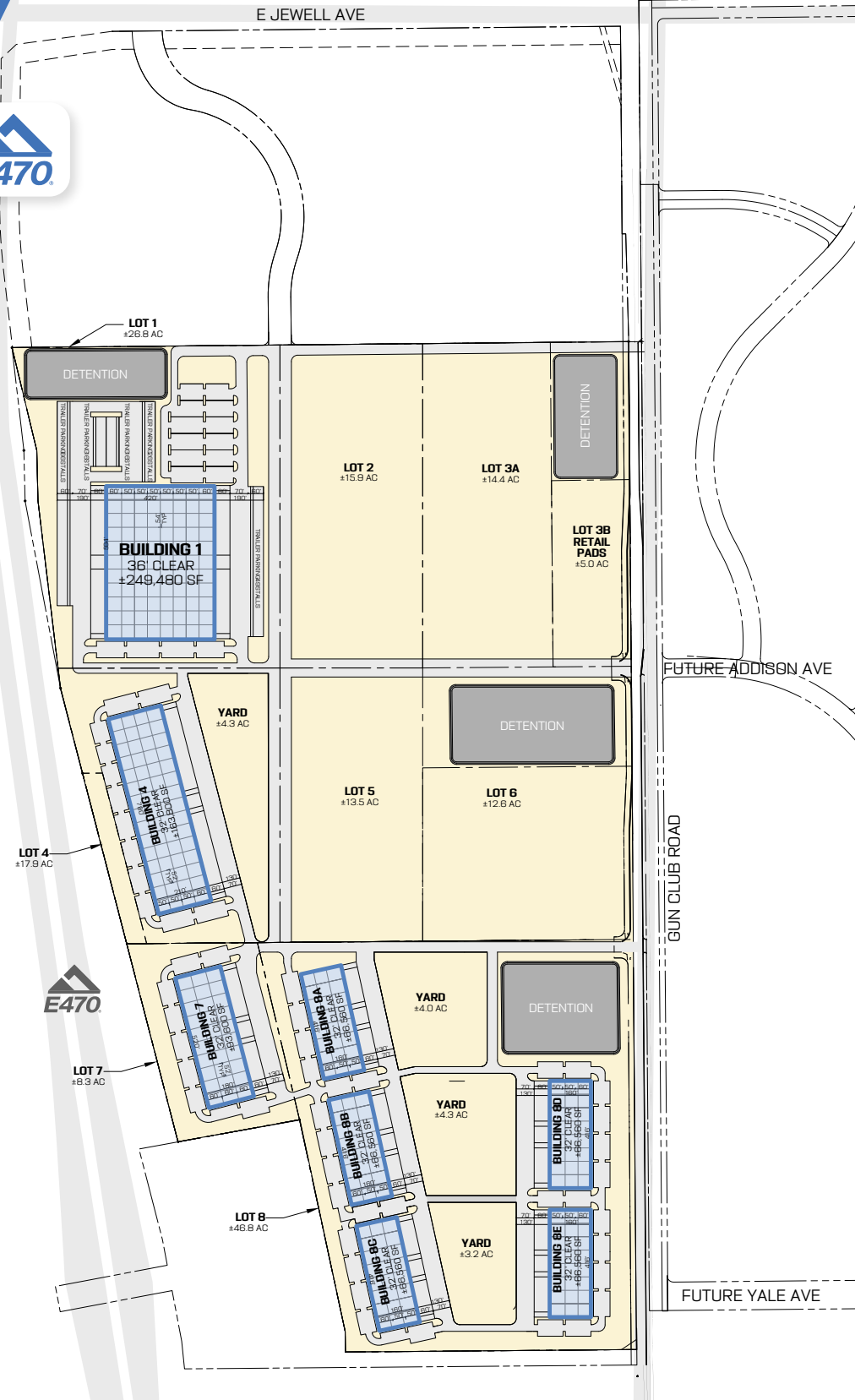
32'-36' clear height

Outside storage available

High power industrial uses

Lot	Acerage
Lot 1	± 26.8
Lot 2	± 15.9
Lot 3A	± 14.4
Lot 3B	± 5.0
Lot 4	± 17.9
Lot 5	± 13.5
Lot 6	± 12.6
Lot 7	± 8.3
Lot 8	± 46.8

Building	Square Footage
Building 1	± 249,480
Building 4	± 163,800
Building 7	± 93,600
Building 8A	± 66,560
Building 8B	± 66,560
Building 8C	± 66,560
Building 8D	± 66,560
Building 8E	± 66,560





Harvest Mile Substation (3 miles)

Southlands Mall

Denver Tech Center

E470

Aurora Open Space

Gun Club Road



Walmart

E Jewel Ave

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