



56<sup>TH</sup> AVE. & HARVEST ROAD, AURORA, CO 80019

# DENVER'S DISTRIBUTION HUB

1.6 MILLION SQUARE FEET  
CLASS A INDUSTRIAL



FOR SALE OR LEASE



## PROJECT OVERVIEW

# AN INDUSTRIAL AND LOGISTICS PARK SUPPORTED AND SURROUNDED BY TALENT AND OPPORTUNITY

Sun Empire is Colorado's newest industrial and logistics hub, conveniently located at E. 56<sup>th</sup> Ave and Harvest Road, less than 30 minutes from Denver and five minutes away from Denver Airport—with direct access to E-470 and I-70, providing excellent access across the greater Front Range region of Colorado. This master planned business park can accommodate up to 1.6 million square feet of Class A industrial, with buildings ranging in size from ±200,000 square feet to ±625,000 square feet.



# PHASE 1 DELIVERED!

Phase 1 of Sun Empire includes buildings 1A and 1B totaling ±830,112 square feet. This initial Phase starts at the Northwest corner of the property, leveraging access to existing utilities and infrastructure already in place. Buildings 1A and 1B differ in size (625,197 and 204,915 square feet, respectively) to provide the best options for various size requirements. Each building includes speculative office space, dock levelers, lighting, and offers as a turn-key solution to future tenants.

## OVERALL SITE AREA

52.2 Acres

## BUILDING 1A

Site Area	35.8 Acres
Building Area	±625,197 SF
Building Dimensions	1176' X 570'
Truck Court Depth	135'
Spec Office	4,811 SF
Clear Height	40'
Docks	112
Drive-In	4
Car Parking	388
Trailer Parking	91
Power	8,000A/480V
County	Adams
Zoning	AD

## OVERALL BUILDING AREA

±830,112 SF

## BUILDING 1B

Site Area	16.4 Acres
Building Area	±204,915 SF
Building Dimensions	784' X 260'
Truck Court Depth	135'
Spec Office	3,415 SF
Clear Height	32'
Docks	36
Drive-In	2
Car Parking	240
Trailer Parking	58
Power	3,000A/480V
County	Adams
Zoning	AD

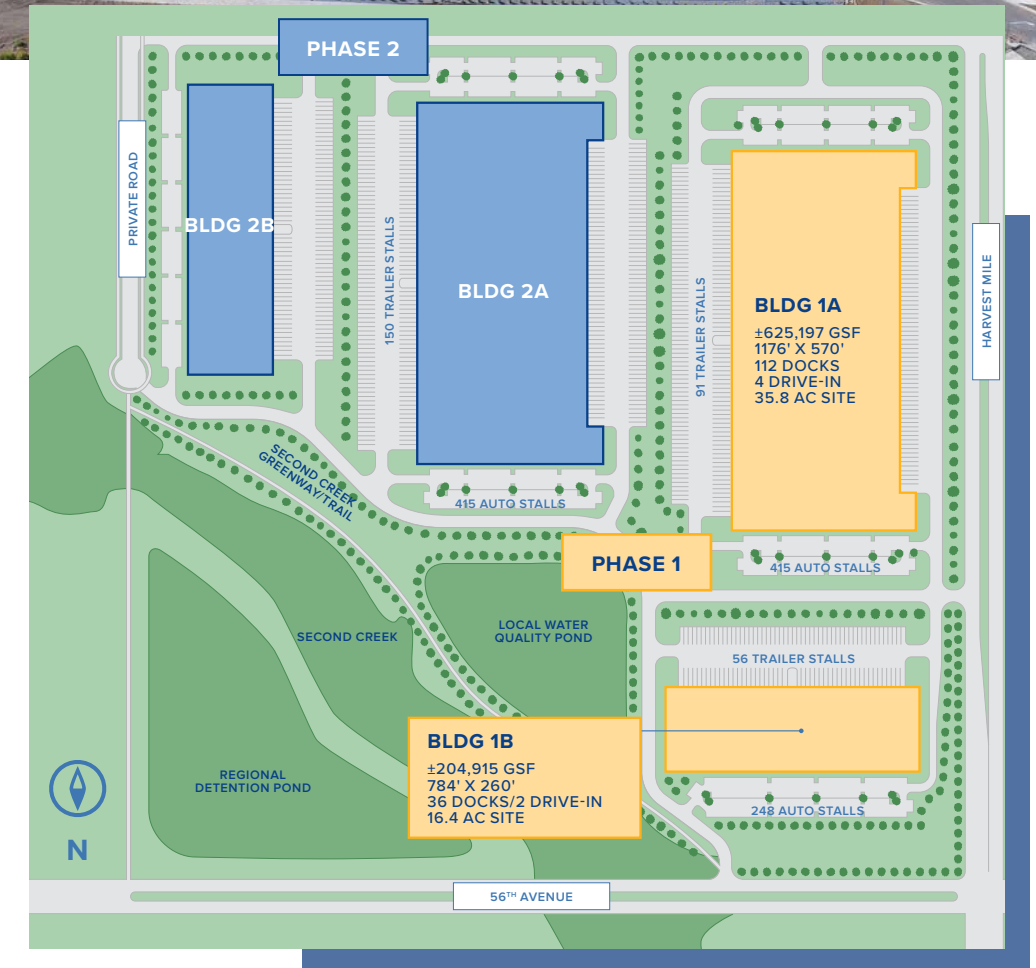


### BUILDING 1A

SITE AREA	35.8 Acres
BUILDING AREA	±625,197 GSF
BUILDING SIZE	1176' X 570'
CLEAR HEIGHT	40'
DOCKS	112
DRIVE-IN	4
CAR PARKING	388
TRAILER PARKING	91
POWER	8,000A/480V

### BUILDING 1B

SITE AREA	16.4 Acres
BUILDING AREA	±204,915 GSF
BUILDING SIZE	784' X 260'
CLEAR HEIGHT	32'
DOCKS	36
DRIVE-IN	2
CAR PARKING	240
TRAILER PARKING	58
POWER	3,000A/480V



# PHASE 2

Phase 2 of Sun Empire includes potential for two buildings totaling more than 800,000 SF. Given the acreage, it also allows for the ultimate versatility with the design to accommodate a vast majority of needs from secured outside storage, increased trailer storage needs, employee parking or fleet parking to name a few. All of the infrastructure and amenities will be complete for the entirety of the park by Q1 2025 which provides a competitive advantage on construction timelines and the tenant experience from day one.

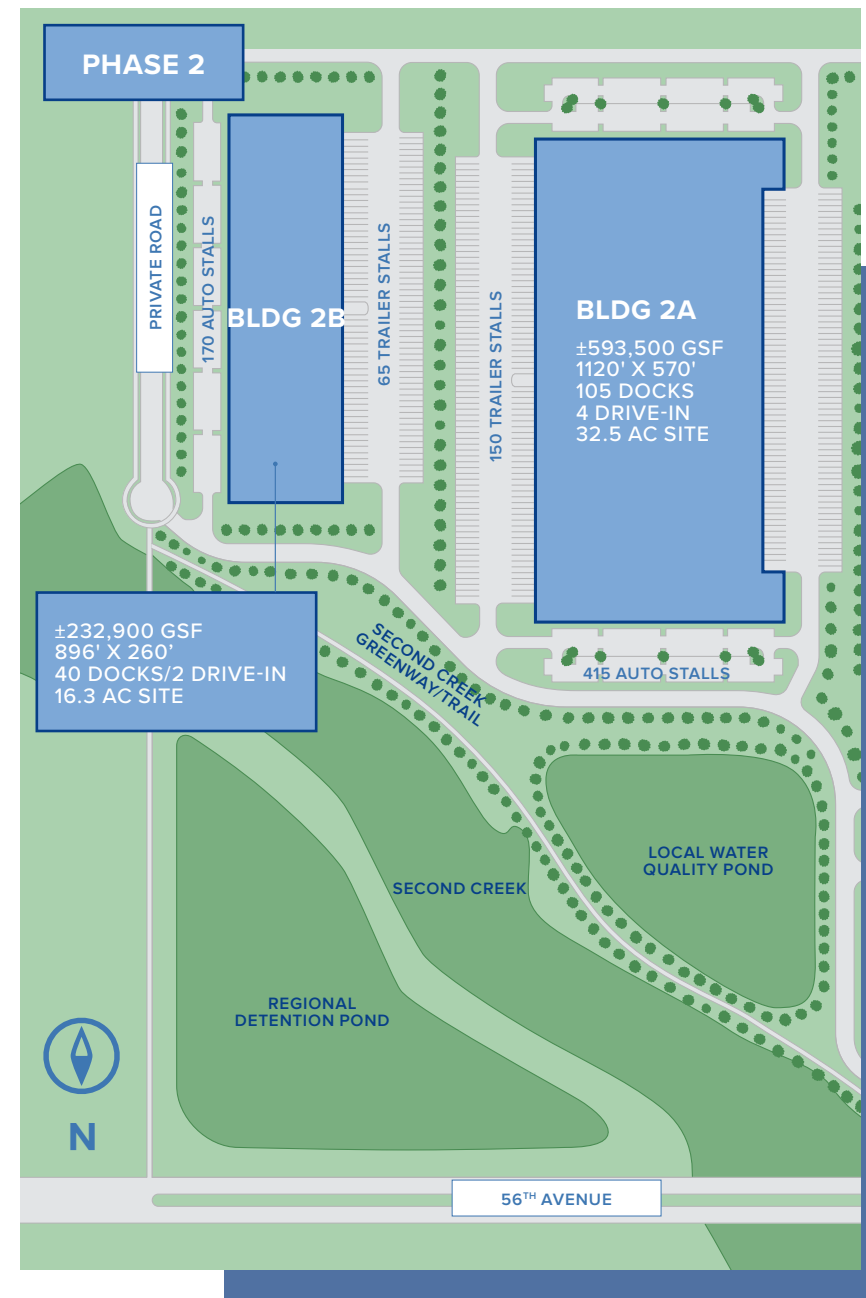
**OVERALL SITE AREA** 48.8 Acres  
**OVERALL BUILDING AREA** ±826,400 SF

### BUILDING 2A

Site Area	32.5 Acres
Building Area	±593,500 SF
Building Size	1120' X 570'
Docks	105
Drive-In	4
Car Parking	415
Trailer Parking	115

### BUILDING 2B

Site Area	16.3 Acres
Building Area	±232,900 SF
Building Size	896' X 260'
Docks	40
Drive-In	2
Car Parking	170
Trailer Parking	65

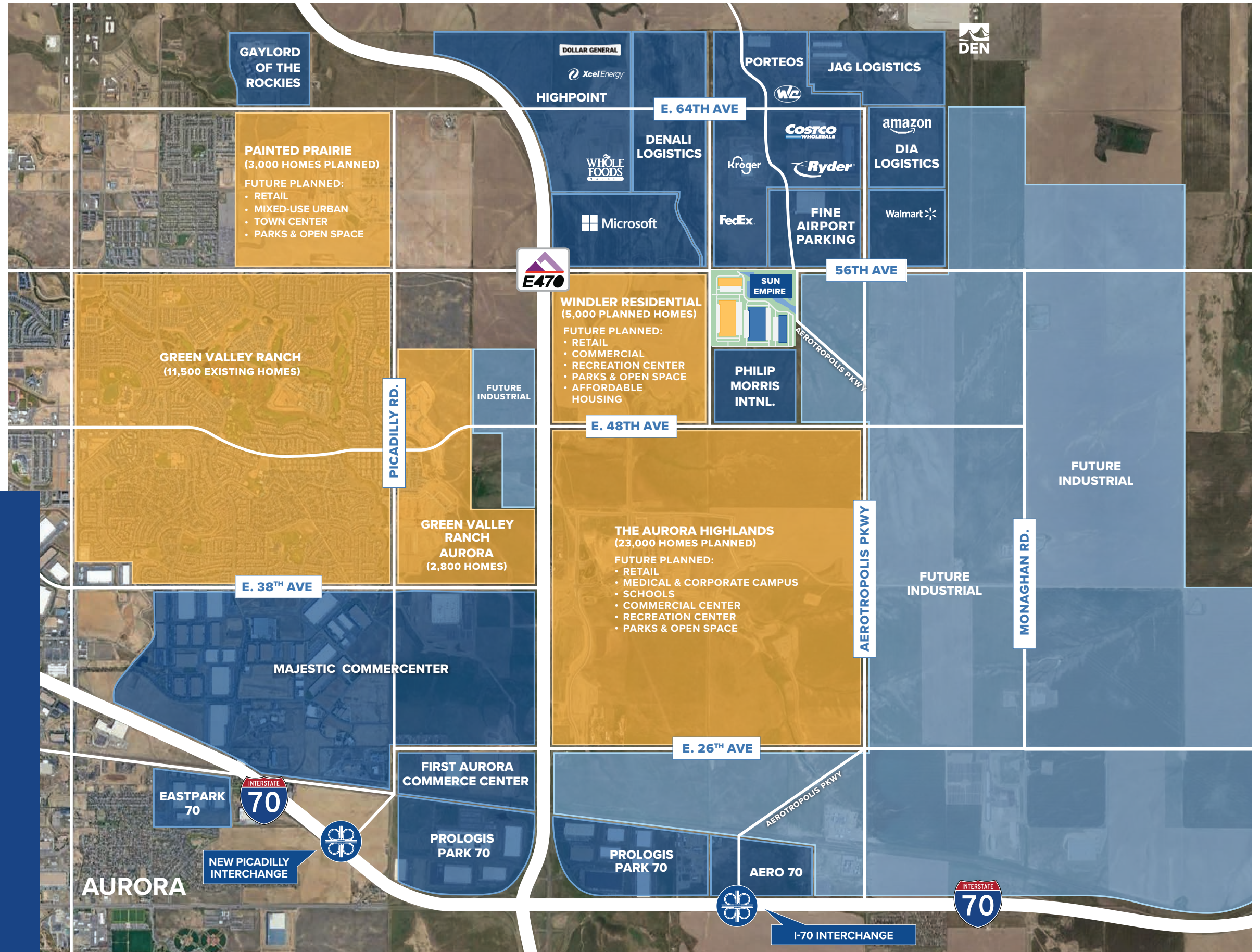


# 02

## LOCATION OVERVIEW

# A MEASURABLE ADVANTAGE

Join Aurora, one of the most thoughtfully designed and blossoming communities in the Denver Metro area, with more than 34,000 new homes planned in the vicinity. Sun Empire is within one hour of 75% of Colorado businesses as well as a local workforce of 60,000 transportation and warehousing workers.



**AT THE HEART OF EVERYTHING**



**BUILT FOR ENTERPRISE**



**A GROWING AND QUALIFIED TALENT POOL**



**TRANSPORTATION MADE EASY**



**LEED CERTIFIED**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# 03

## TRANSPORTATION

# SUN EMPIRE IS CONVENIENTLY LOCATED NEAR MULTIPLE ACCESS ROUTES AND MAJOR TRANSPORTATION CENTERS THAT INCLUDE THE DENVER METRO AND DENVER INTERNATIONAL AIRPORT.

### INFRASTRUCTURE EXPANSION

Sun Empire is strategically located within minutes of multiple highways, arterial roadways, interstates, and access routes. Our community streamlines access to the business centers, nearby recreational amenities, and Denver International Airport. There are multiple infrastructure improvements underway to expand the already existing network of public utilities.

#### Immediate Access to E-470

E-470 offers 75 mph speeds that can shave 45+ minutes of trips saving valuable time, labor, and costs.

#### Future Access via 48<sup>th</sup> Ave

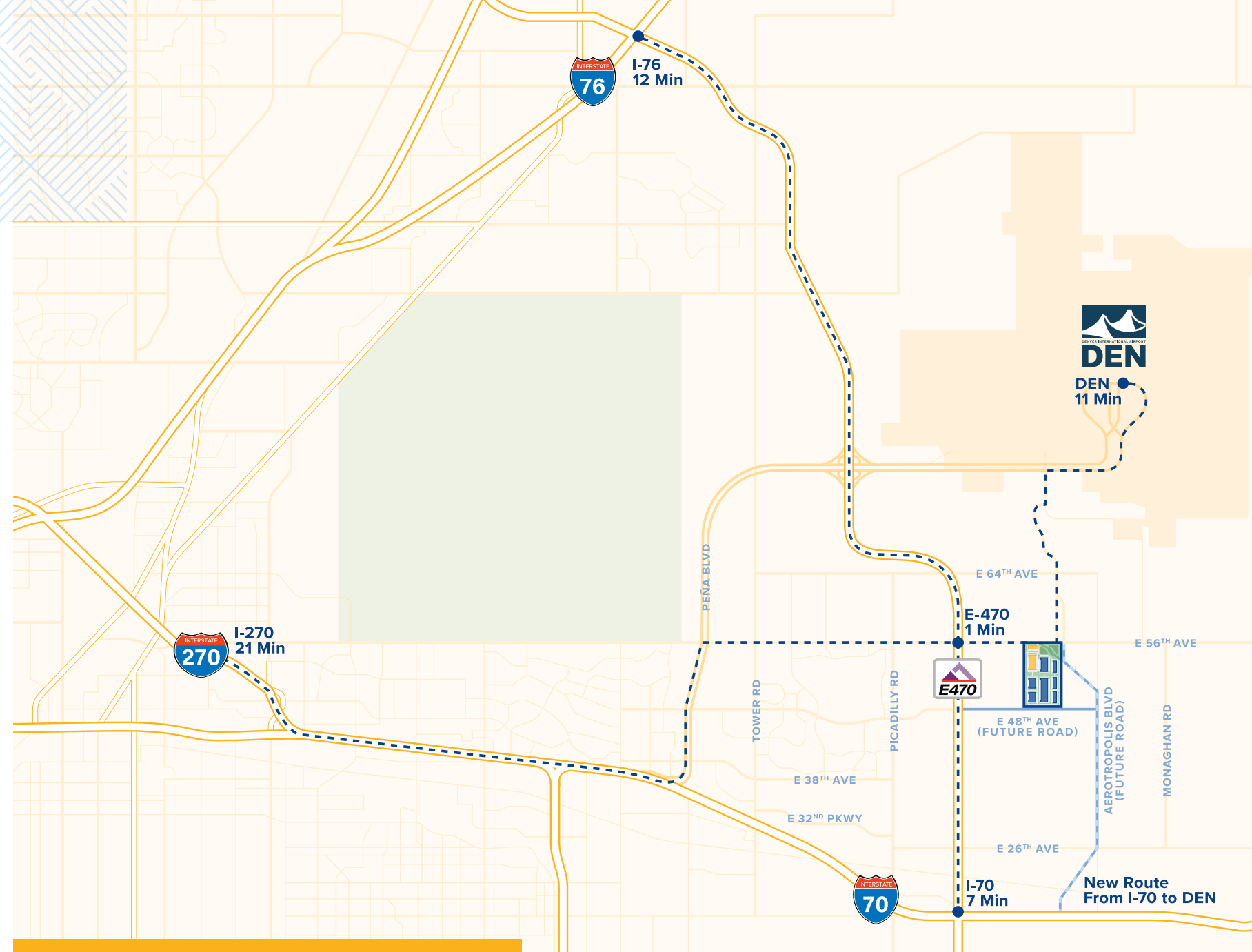
Once E. 48<sup>th</sup> Ave is complete, the park will feature an East/West arterial connector at both the North and South ends of the park. Installation will begin in 2023 and be completed by Q1, 2025.

#### Avoid E-470 toll

E-470's toll can be avoided by taking multiple access points to Peña Blvd and/or I-70.

#### Multiple Direct Access Routes to I-70

Drivers can take E. 56<sup>th</sup> Ave to Picadilly Road and E-470. Future access will include improved Picadilly and I-70 interchange and I-70 and Aerotropolis Blvd interchange.



### IMMEDIATE ROUTES



**1 Min**  
Via E 56<sup>th</sup> Ave



**7 Min**  
Via E 56<sup>th</sup> Ave > E-470

**11 Min**  
Via E 56<sup>th</sup> Ave > Peña Blvd

**13 Min**  
Via E 56<sup>th</sup> Ave > Tower Rd



**11 Min**  
Via Jackson Gap St > Peña Blvd

**From I-70 to DEN**  
Via Aerotropolis Blvd > Peña Blvd



**21 Min**  
Via E 56<sup>th</sup> Ave > Peña Blvd > I-70



**12 Min**  
Via E-470

**22 Min**  
Via E 56<sup>th</sup> Ave > Tower Rd > E 96<sup>th</sup> Ave

**24 Min**  
Via E 56<sup>th</sup> Ave > Peña Blvd > I-70 > I-270



# WELCOME TO THE AURORA COMMUNITY

“TODAY, WE ARE, AS THE SUN RAYS IN THE CITY SEAL REPRESENT, A RISING COMMUNITY LETTING ITS LIGHT SHINE”

— MAYOR MIKE COFFMAN



## \$120,790

AVERAGE HOUSEHOLD INCOME WITHIN 5 MILE RADIUS OF SUN EMPIRE



## 404,219

2024 POPULATION



## 34,000+

 NEW HOMES WITHIN A 5 MILE RADIUS OF SUN EMPIRE

THE AURORA COMMUNITY IS RAPIDLY EXPANDING WITH LARGE INFRASTRUCTURE PROJECTS IN DEVELOPMENT AND UNDERWAY



## 152,287

EMPLOYED CIVILIAN POPULATION LIVING IN AURORA



## 41.5%

PROJECTED JOB GROWTH IN AURORA OVER THE NEXT 10 YEARS



## PARKS & TRAIL SYSTEMS

8,000 ACRES OF OPEN SPACE  
97 PARKS  
119 MILES OF TRAILS  
2 RESERVOIRS



## 5.89%

2024-2029 COMPOUND ANNUAL POPULATION GROWTH RATE WITHIN A 5 MILE RADIUS OF SUN EMPIRE



## 26,579

BUSINESSES WITHIN A 15 MILE RADIUS OF SUN EMPIRE



## 41.6

MEDIAN AGE



## 42%

OF THE POPULATION WITHIN A 15 MILE RADIUS OF SUN EMPIRE HAVE A BACHELOR'S DEGREE OR HIGHER

# 04

## DEVELOPMENT TEAMS

### THE OPUS GROUP<sup>®</sup>

THE OPUS GROUP<sup>®</sup> IS A FAMILY OF COMMERCIAL REAL ESTATE DEVELOPMENT, CONSTRUCTION AND DESIGN COMPANIES WITH AN EXCESS OF 3,300 PROJECTS TOTALING MORE THAN 342 MILLION SQUARE FEET.



The Ridge at Dove Valley, Englewood, CO



Andersen Windows Manufacturing, Goodyear, AZ



North Washington Commerce Center, Thornton, CO

#### Development, Capital Markets & Finance

Provided by Opus Development Company, L.L.C.

We work with you to fully understand all aspects of your real estate development needs. From site evaluation to navigating city approvals to securing financing, our team of experienced real estate developers is with you from project inception to completion. As an integrated company, we can handle complicated land transactions, secure financial partners and overcome design and construction challenges. In-house experts work as one team to identify the right solutions so your building achieves your vision and suits your business needs.



#### LARRY POBUDA

Opus Development Company  
Executive Vice President & General Manager

Larry is responsible for the leadership and overall management of the western markets, including Phoenix, Denver and Austin. His primary responsibilities are the pursuit of real estate development opportunities in various sectors, including office, industrial and multifamily, as well as defining the office's daily strategies and future growth plans.



#### ERIC CHAMBERLIN

Opus Development Company  
Director

As Director of Real Estate Development, Eric is responsible for all phases of development, including site selection, feasibility, financial analysis, deal structuring, due diligence and entitlements and coordinating the efforts for the design, construction and development team members in the Denver market. Eric works across multiple active sectors in the market, including senior living, multifamily and industrial.



#### JOE SWENSSON

Opus Development Company  
Senior Director

As Senior Director of Real Estate Development, Joe focuses on creating new mixed-use, residential and industrial development opportunities throughout Colorado. He works on site selection and acquisition, due diligence, government approvals, partnership formation, project financing and coordinates the efforts of the design, construction and development teams.



#### RANDY DANIELSON

Opus Development Company  
Senior Director

Randy provides leadership and expertise in sourcing and pursuit of new development opportunities, upfront development feasibility studies, financial analysis, due diligence and entitlements for speculative and build-to-suit developments. He also provides managerial oversight throughout construction, design and project delivery.

#### Project Management & Construction

Provided by Opus Design Build, L.L.C.

Whether it's part of a full-service project using our entire in-house team or third-party construction through our Client Direct Services, our deep experience in design-build construction gives you the benefit of a knowledgeable team leading your project. Our goal is to ensure that all project elements are coordinated smoothly and that your vision is delivered. Our unique approach, Opus DB3, takes design-build to the next level, effectively integrating all stakeholders—client, architect and builder—working as a single, multi-disciplinary team with meaningful collaboration that elevates your project delivery experience.



#### JIM ERWIN

Opus Design Build  
Regional Vice President

Jim manages Denver's construction operations, which produce in excess of \$100 million of office, industrial and institutional buildings annually. He provides guidance and oversight to teams of project managers working on projects across multiple sectors. Jim's focus on preconstruction planning and activities and broad oversight of complex projects from conception to completion, allows him to utilize his vast experience to provide maximum positive impact on projects. His responsibilities also include company strategic planning, resource allocation and related activities.



#### JR REYNOLDS

Opus Design Build  
Director

As Director of Project Management, J.R. leads project teams of architects, engineers and subcontractors to deliver integrated design-build services on projects across multiple sectors including office, industrial, institutional, retail and multifamily. His responsibilities include providing mentorship to project managers and associate project managers, managing project pursuit, design, construction and activation to ensure achievement of budget, scope, schedule, quality and client satisfaction goals.

#### Architecture, Engineering & Interiors

Provided by Opus AE Group, L.L.C.

Creative, flexible and innovative—these are defining characteristics of our architects, engineers and interior designers. We design buildings that meet your needs and vision by working in collaboration with you, real estate developers and construction project managers from the project's inception to completion. We share the goal of creating long-term value by aesthetically capturing your organizational culture, maximizing function and utility and enhancing operational efficiency. Our people have the expertise to effectively use state-of-the-art technology and materials to achieve your goals. As a leader in sustainable development, we have more than 40 LEED projects and 40 LEED accredited professionals.



#### DEAN NEWINS

Opus AE Group  
President & CEO

Dean's 30+ year professional career includes 22 years with Opus. During this time, Dean has led many projects in the office, multifamily, industrial, and institutional sectors. He is currently responsible for finances and overall operations. As President & CEO, Dean provides executive leadership to the company's architects, engineers, and interior designers. Along with other company leaders, Dean manages all phases of the design process, from design development through construction administration.



#### JAY FOURNIEA

Opus AE Group  
Director of Design Architecture

Jay oversees the design phase document production team across all regions while providing direct design services for Opus' Minneapolis, Iowa, Colorado and Texas projects. He is responsible for projects from initial conception, working directly with clients to communicate various design approaches that satisfy their specific functional and aesthetic needs. As the design evolves, Jay oversees the City entitlements approval phase and detailed design development of the project. During the detailed construction document phase that follows, Jay directs the emerging documents for creative intent while supporting building infrastructure planning such as mechanical, electrical, plumbing and other trades so the details are integrated as designed.

#### OUR MISSION:

DRIVEN TO EXCEED YOUR EXPECTATIONS AND EMPOWER YOUR MISSION THROUGH THE BUILDINGS WE DELIVER.





56TH AVE. & HARVEST ROAD  
AURORA, CO 80019

SUNEMPIRE.COM

**TODD WITTY, SIOR**

Senior Vice President

+1 303 725 7189

Todd.witty@cbre.com

**DANIEL CLOSE, SIOR**

Senior Vice President

+1 303 946 3285

Daniel.close@cbre.com

