

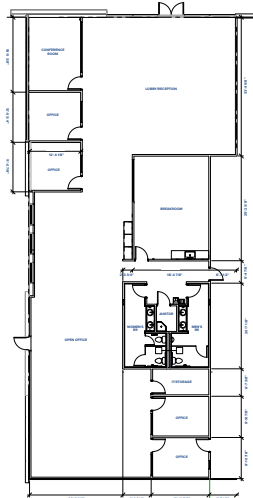


UNDER CONSTRUCTION | CORE AND SHELL ESTIMATED TO DELIVER Q3-2024

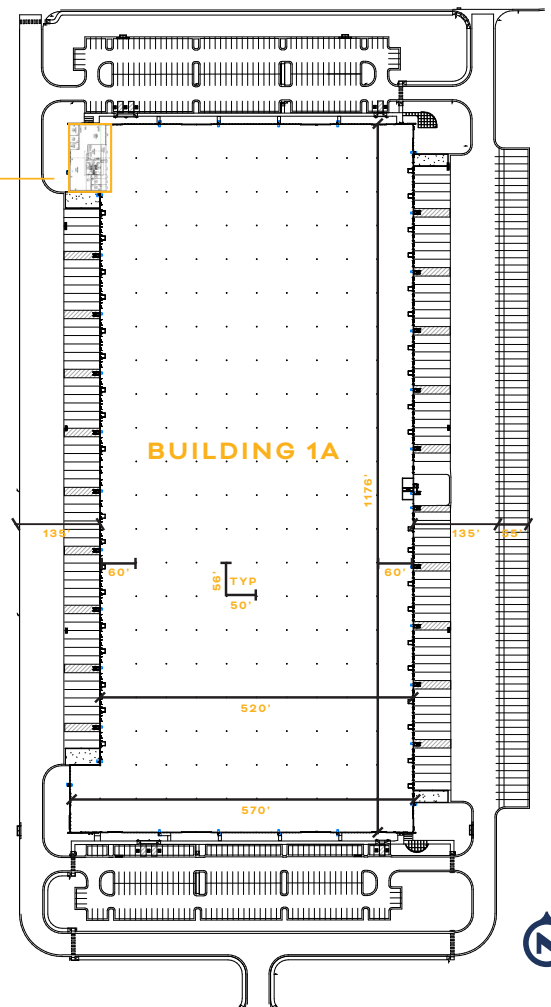
BUILDING 1A SPECS

5300 N. HARVEST RD. | AURORA, CO

Site Area	35.8 Acres
Building Size	±625,197 SF
Building Dimensions	1176' X 570'
Clear Height	40'
Truck Court Depth	135'
Column Spacing	50' x 56'
Spec Office	4,811 SF
Docks	112
Dock Levelers	Rite-Hite Levelers with 40,000 lb. capacity provided at every third dock position
Drive-In	4 (knock-out panels designed to accommodate 4 additional drive-in doors)
Car Parking	388
Trailer Parking	91
Power	8,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD



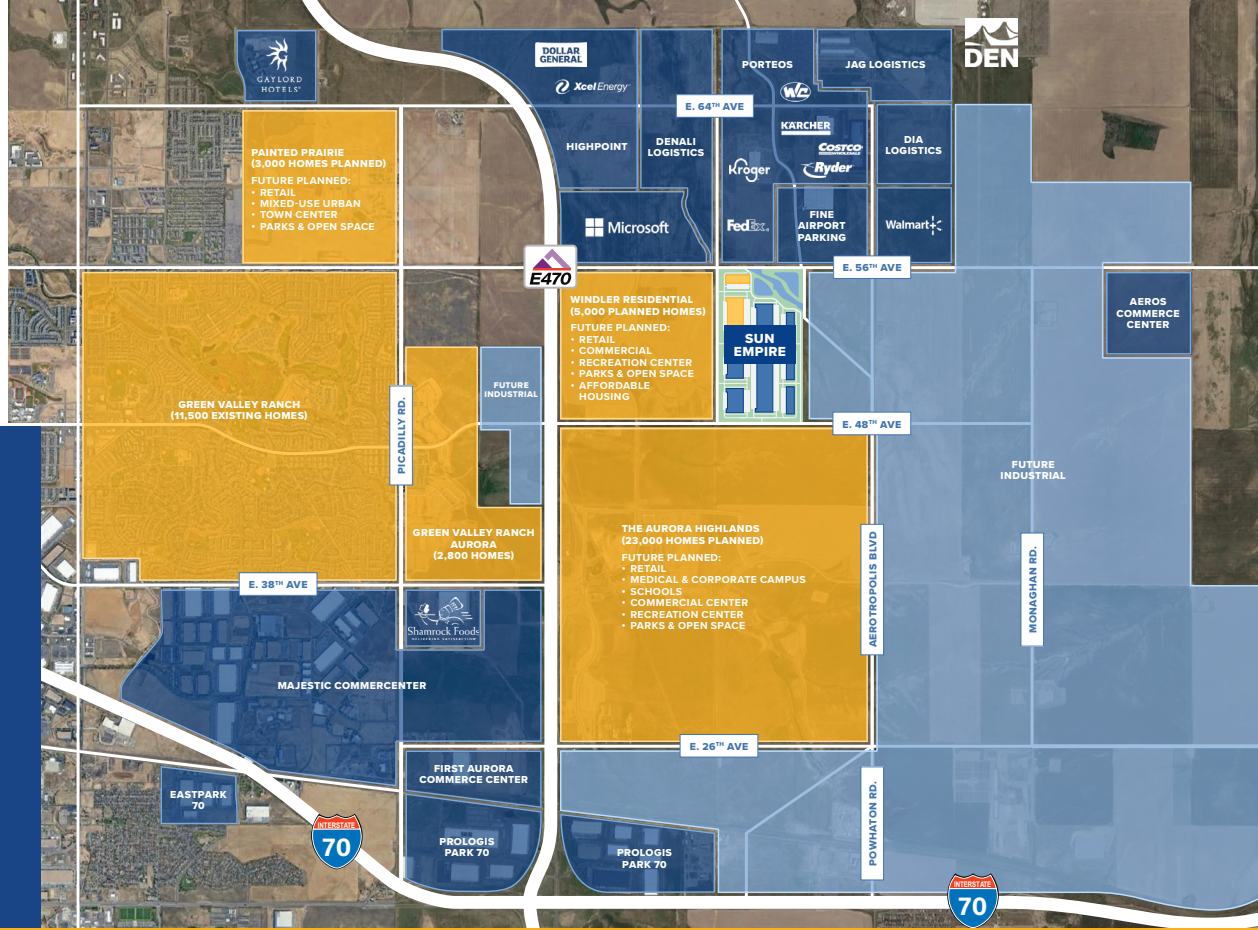
**SPEC OFFICE 4,811 SF
COMPLETE UPON BUILDING DELIVERY**




LOCATION OVERVIEW


A MEASURABLE ADVANTAGE

Join Aurora, one of the most thoughtfully designed and blossoming communities in the Denver Metro area, with more than 30,000+ 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.




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AT THE HEART OF EVERYTHING

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BUILT FOR ENTERPRISE

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A GROWING AND QUALIFIED TALENT POOL

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TRANSPORTATION MADE EASY

- 

LEED CERTIFIED

SUN EMPIRE

BUILDING 1A
5300 N. HARVEST RD.
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