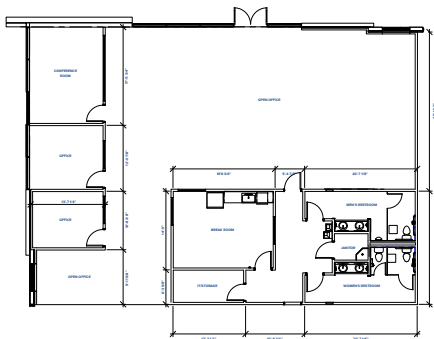


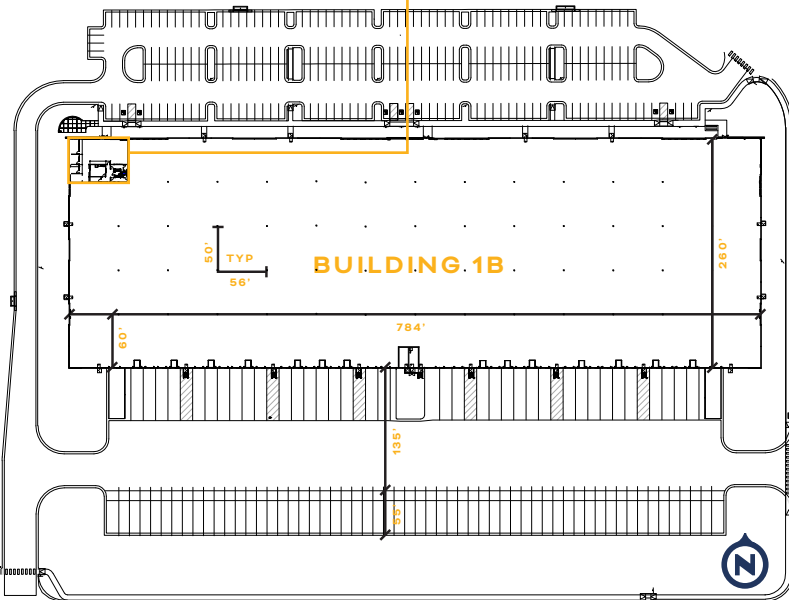
## BUILDING 1B



UNDER CONSTRUCTION | CORE AND SHELL ESTIMATED TO DELIVER Q2-2024



SPEC OFFICE 3,415 SF COMPLETE UPON BUILDING DELIVERY



### BUILDING 1B SPECS

25000 E. 56TH AVE. | AURORA, CO

Site Area	16.4 Acres
Building Size	±204,915 SF
Building Dimensions	784' X 260'
Clear Height	32'
Truck Court Depth	135'
Column Spacing	50' x 56'
Spec Office	3,415 SF
Docks	36
Dock Levelers	Rite-Hite Levelers with 40,000 lb. capacity provided at every third dock position
Drive-In	2 (knock-out panels designed to accommodate 2 additional drive-in doors)
Car Parking	240
Trailer Parking	58
Power	3,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD

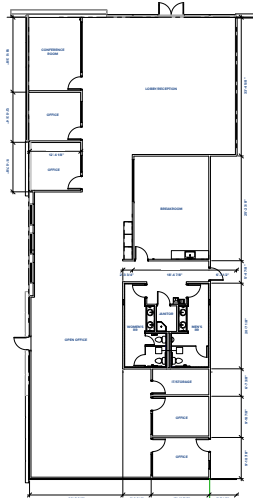


UNDER CONSTRUCTION | CORE AND SHELL ESTIMATED TO DELIVER Q3-2024

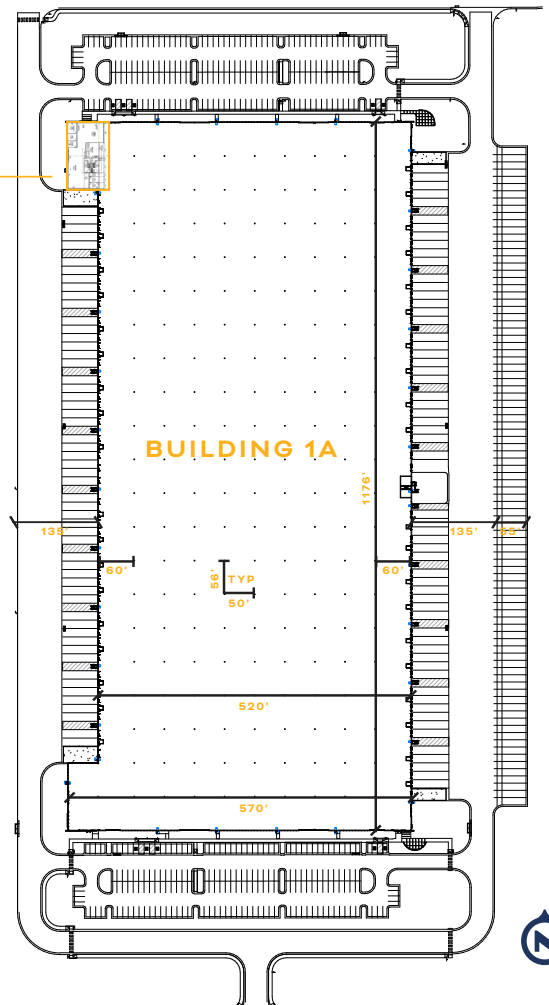
### BUILDING 1A SPECS

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



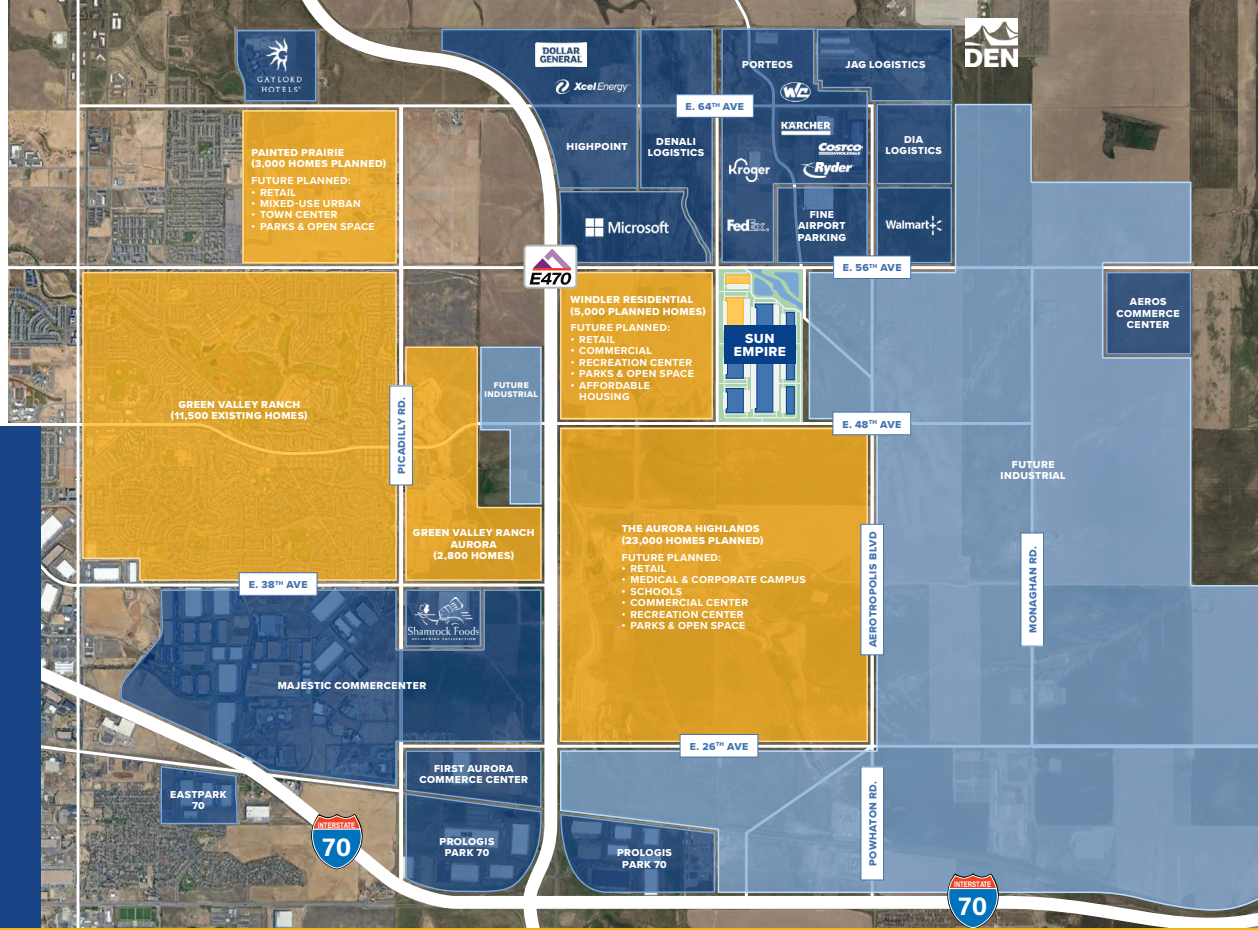
SPEC OFFICE 4,811 SF  
COMPLETE UPON BUILDING DELIVERY




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.




-  **AT THE HEART OF EVERYTHING**


---

-  **BUILT FOR ENTERPRISE**


---

-  **A GROWING AND QUALIFIED TALENT POOL**

---

-  **TRANSPORTATION MADE EASY**

---

-  **LEED CERTIFIED**

# SUN EMPIRE

**BUILDING 1A**  
**5300 N. HARVEST RD.**  
**AURORA, CO 80019**

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 Todd.witty@cbre.com

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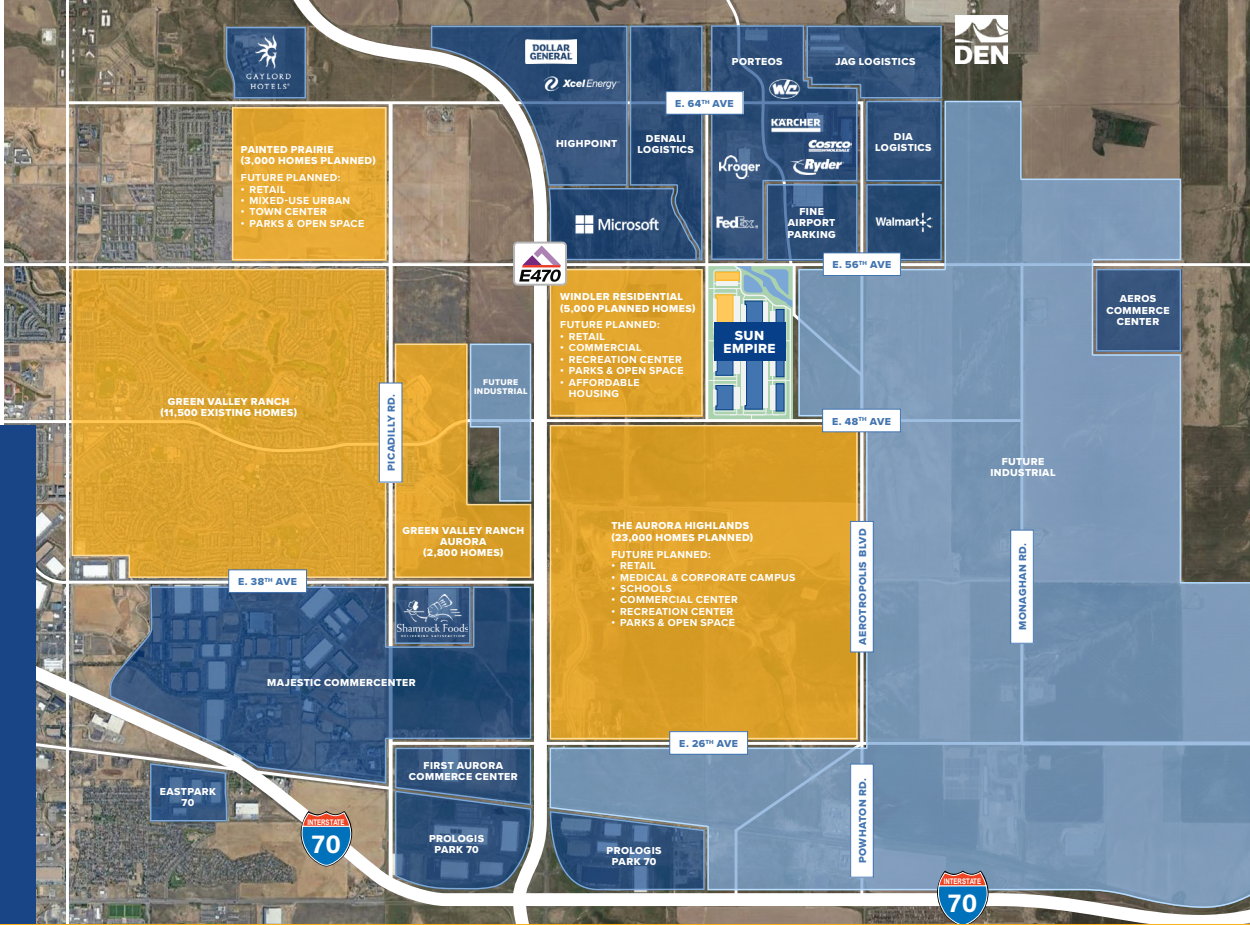
**WWW.SUNEMPIRE.COM**



LOCATION OVERVIEW

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AT THE HEART OF EVERYTHING



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TRANSPORTATION MADE EASY



LEED CERTIFIED

# SUN EMPIRE

BUILDING 1B

25000 E. 56TH AVE.

AURORA, CO 80019

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