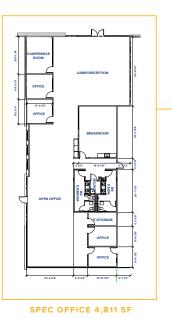
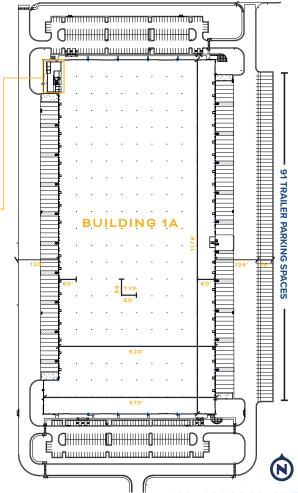


BUILDING 1A

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 accomodate 4 additional drive-in doors)
Car Parking	388
Trailer Parking	91
Power	8,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD





Zoning

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.

GAYLORD OF THE ROCKIES

E. 38TH AVE

EASTPARK 70

AURORA

MAJESTIC COMME

CENTER

FIRST AURORA

PROLOGIS PARK 70



A GROWING AND QUALIFIED TALENT POOL

TRANSPORTATION MADE EASY

LEED CERTIFIED



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

Principal CBRE

70

ORTEOS

N.

Costco

Ryd

E. 64TH AVE

Kroge

PHILIP

DENALI LOGISTICS

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E470

FUTUR

WHOLE FOODS

Microso

E. 48TH AVE

OPUS

THE AURORA HIGHL

E. 26TH AVE

(**B**)

I-70 INTERC

JAG LOGISTICS

56TH AVE

PKWY

amazon

DIA LOGISTICS

WWW.SUNEMPIRE.COM

TODD WITTY, SIOR Senior Vice President +1 303 725 7189 todd.witty@cbre.com

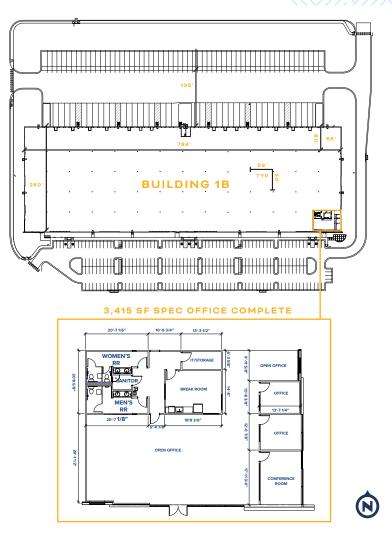
DANIEL CLOSE, SIOR Senior Vice President +1 303 946 3285 daniel.close@cbre.com

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BUILDING 1B SPECS

25000 56TH AVE. AURORA, CO	
Site Area	16.4 Acres
Building Size	±204,195 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 accomodate 2 additional drive-in doors)
Car Parking	240
Trailer Parking	58
Power	3,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD



A MEASURABLE ADVANTAGE

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GAYLORI OF TH ROCKIE

N VALLEY RANG

E. 38TH AVE

EASTPARK 70

AURORA



BUILT FOR ENTERPRISE

A GROWING AND QUALIFIED TALENT POOL

TRANSPORTATION MADE EASY

LEED CERTIFIED



BUILDING 1B 25000 56TH AVE. **AURORA, CO 80019**

70

DEN

IAG LOGISTICS

56TH AVE

×w3°

Costco

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POINT

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FUTUR

FIRST AURORA

DILLY RD.

MAJESTIC COMMERCENTER

WHÔLE FOODS

Microsoft

E. 48TH AVE

E. 64TH AVE

RORA HIGHLAN HOMES PLANNED

E. 26TH AVE

80

Krog

DENALI LOGISTICS

WWW.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

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