



NWC

I-70 & East Colfax Ave.



I-70 Frontage / Visibility



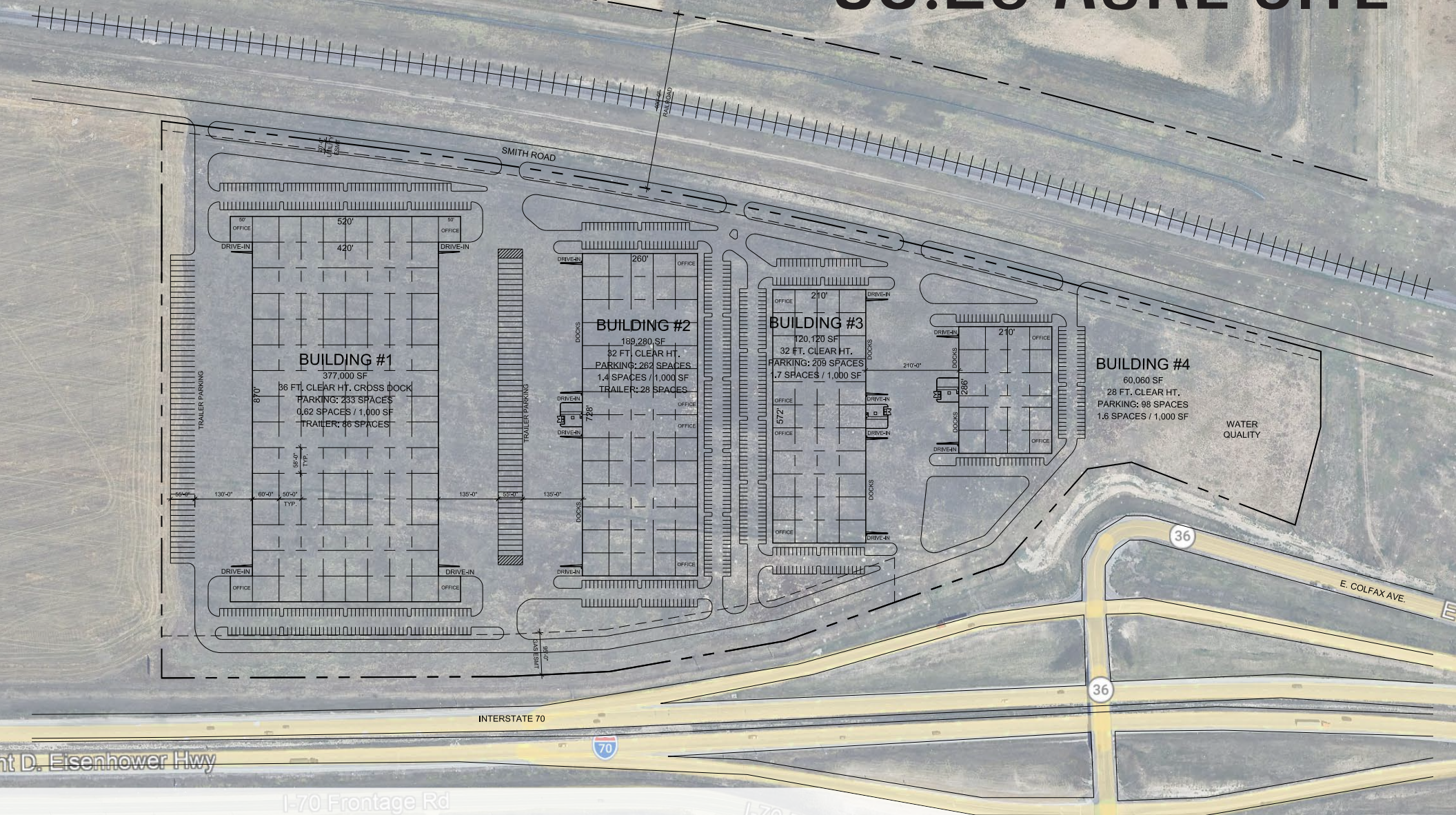
Adams County / Annexed
into City of Aurora



Future Aerotropolis Interchange
Adding Direct Access



53.26 ACRE SITE



- Easily Accessible
- ±53.26 Acre
- Flexible Site Plan potential up to 1,000,000 SF

- Competitive Mill Levy of 108.75
- BTS available or Site Sale

LOCATION OVERVIEW



UTILITIES

Current Project Status:	Ownership In for Industrial Zoning
Building Size:	Up to 746,000 SF
Site Acreage:	53.26 Acres
Electric Provider:	Xcel Energy
Substation Source:	TBD
Water Provider:	TBD
Current Water Availability:	TBD
Wastewater Capacity:	TBD

Under Construction

Zyn	800,000 SF
Hilton Garden Inn	124 Rooms Hotel
TownPlace Suites	113 Rooms Hotel
Ryder Land	22.79 AC
The Aurora Highlands	4000+ Acre Master Development Mixed Use & Single Family theaurahighlands.com/land-plan

Entitled Residential

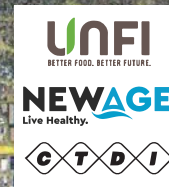
Windler Homestead	263 AC 1450 Single family units planned
Green Valley Ranch East	1,800 Units Retail/Residential Proposed
Sky View @ High Point	252 Single family units planned

Entitled Multi Family

	# Of Units
Banyan High Point	399 Units
Ascend at Gateway	279 Units
Link 56	214 Units
Union at the Park	196 Units

Notable Occupiers

	SF Occupied
Pepsi	1,200,000
Dollar General	919,000
Amazon	625,000
FedEx	489,287
Karcher	380,000
Costco	316,692
Kroger	300,000
TJX	200,169
Pretred	152,048
Whole Foods	136,700



T.J. Smith, SIOR
+1 303 283 4576
tj.smith@colliers.com

Nick Rice, SIOR
+1 720 833 4620
nick.rice@colliers.com

4643 S. Ulster St. Ste. 1000
Denver, CO 80237
303 745 5800 | colliers.com/denver



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