

# FIRST AURORA COMMERCE CENTER

E470



E-470  
VISIBILITY



ACCESS TO  
LABOR POOL



AFFORDABLE  
HOUSING



NEW I-70 /  
PICADILLY RD  
INTERCHANGE



INTERSTATE  
70



PLEASE CLICK HERE  
FOR A FLYOVER OF THE PROJECT!

## DRIVE TIMES



7 min / 2.8 miles  
to E-470

12 min / 10 miles  
to DIA

28 min / 16.7 miles  
to Downtown Denver

## CONTACT

**TYLER CARNER**  
Executive Vice President  
+1 303 264 1903  
tyler.carner@cbre.com

**JIM BOLT**  
Vice Chairman  
+1 720 528 6310  
james.bolt@cbre.com

**JEREMY BALLENGER**  
Executive Vice President  
+1 303 264 1902  
jeremy.ballenger@cbre.com

**KEIFFER GARTON**  
Senior Vice President  
+1 303 579 7106  
keiffer.garton@cbre.com



Please visit our website  
[www.firstauroracommercecenter.com](http://www.firstauroracommercecenter.com)  
for additional information

FIRST IN CLASS BUSINESS PARK

# FIRST AURORA COMMERCE CENTER

## BUILDING SITE B

- ▶ 131,138 SF / 10.07 AC
- ▶ ZONED AND ENTITLED
- ▶ CAN BE DELIVERED IN ±10 MONTHS
- ▶ AVAILABLE FOR BTS, BTO OR LAND SALE



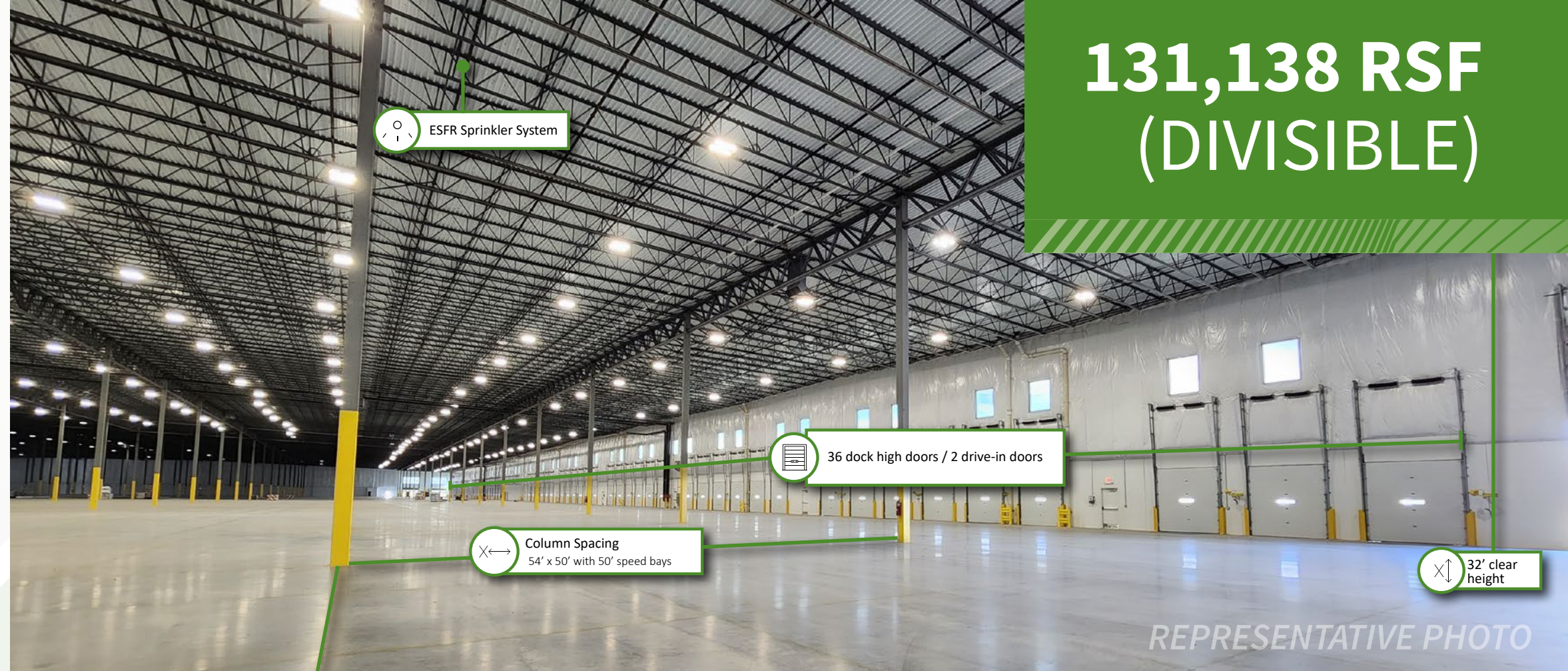
26th AVENUE AND PICADILLY ROAD, AURORA, CO

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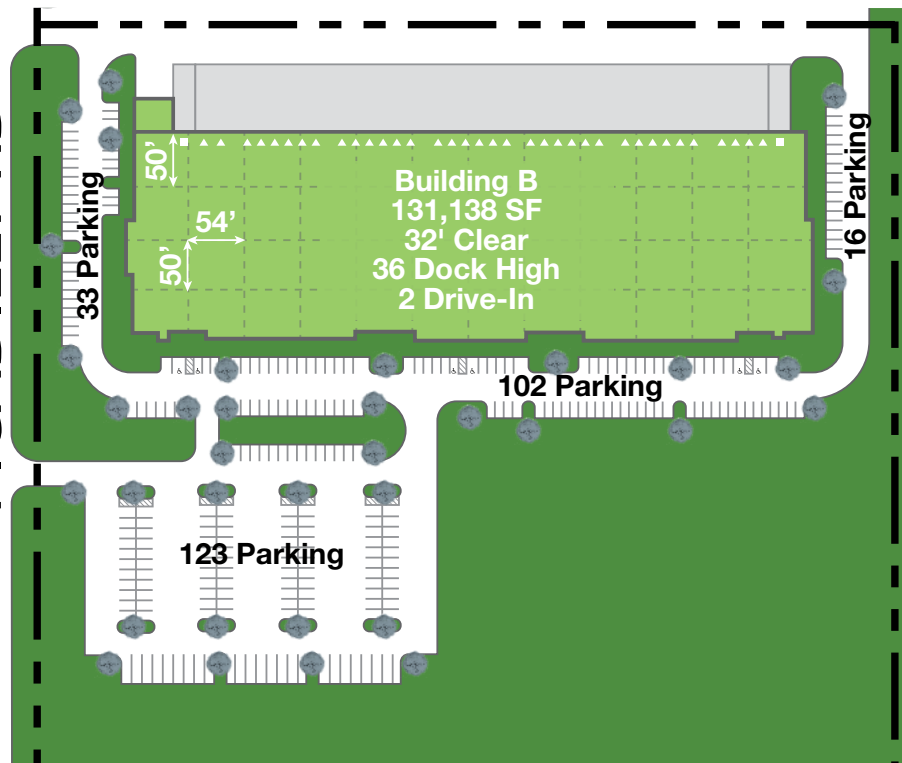
# BUILDING SITE B HIGHLIGHTS

- 131,138 RSF BTS / 10.07 AC Available
- Office to suit
- 32' clear
- 36 dock high doors
- 2 drive-in doors
- 278 car parking spaces (2.12:1,000 SF ratio)



# 131,138 RSF (DIVISIBLE)

PICADILLY RD



E 26TH AVE

