

# PICADILLY CROSSING



±40K - 513K SF AVAILABLE FOR LEASE

Q3 '26 DELIVERY | PICADILLY CROSSING

21051 E 6<sup>TH</sup> AVENUE | 21201 E 6<sup>TH</sup> AVE AURORA, CO 80018

PROPERTY VIDEO >>>



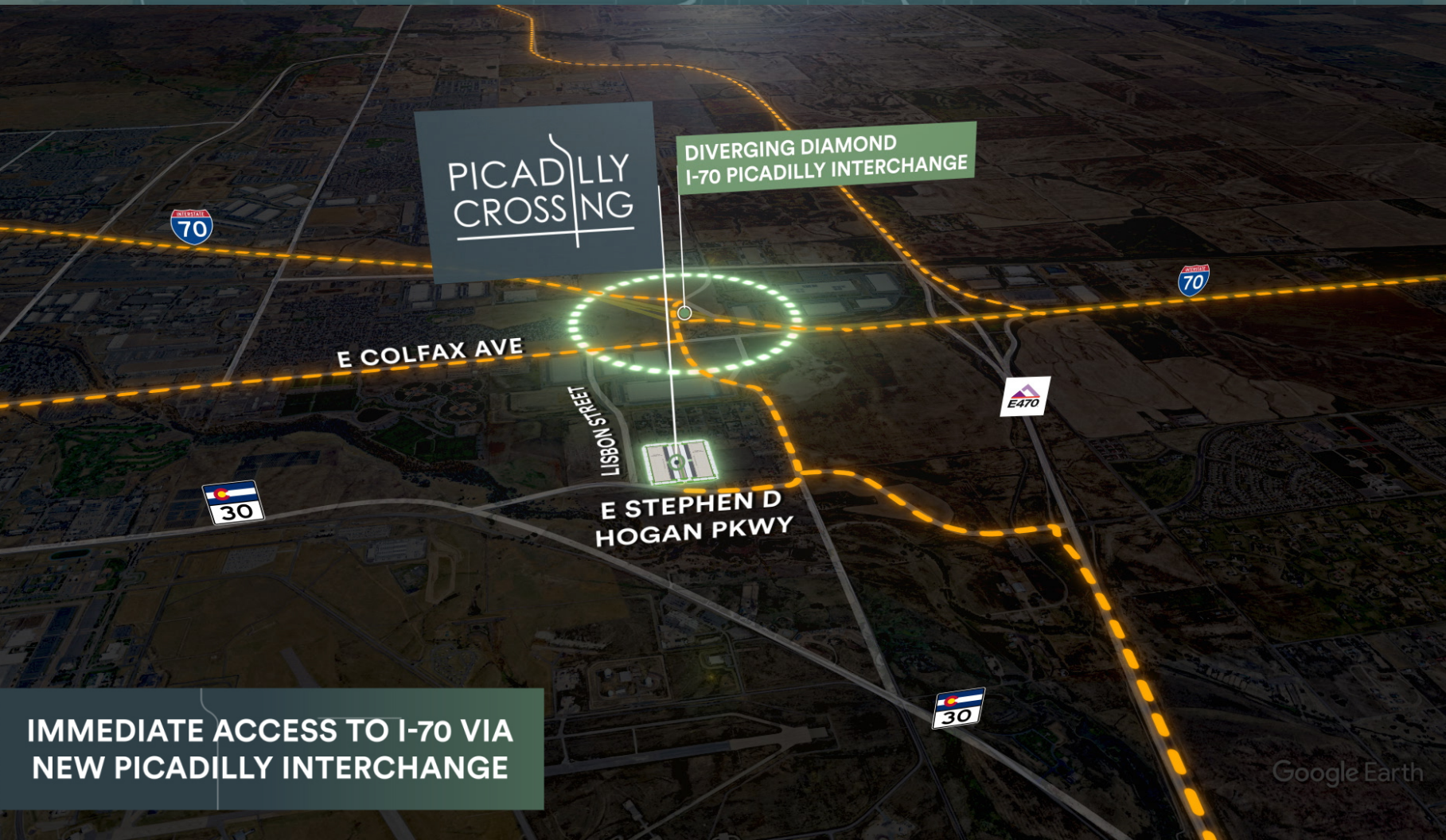
**B** BRENNAN  
INVESTMENT GROUP

STREAM<sup>®</sup>

# Access Map & New Interchange

DOWNTOWN  
DENVER

PICADILLY  
CROSSING



PICADILLY  
CROSSING

DIVERGING DIAMOND  
I-70 PICADILLY INTERCHANGE

E COLFAX AVE

LIBBORN STREET

E STEPHEN D  
HOGAN PKWY

IMMEDIATE ACCESS TO I-70 VIA  
NEW PICADILLY INTERCHANGE

Google Earth

# Project Highlights



New Picadilly Interchange will provide immediate access to I-70



Low Mill Levy: 112 mills



Dedicated Trailer Parking



Demisable Opportunities down to ±40,000 SF



Heavy Power



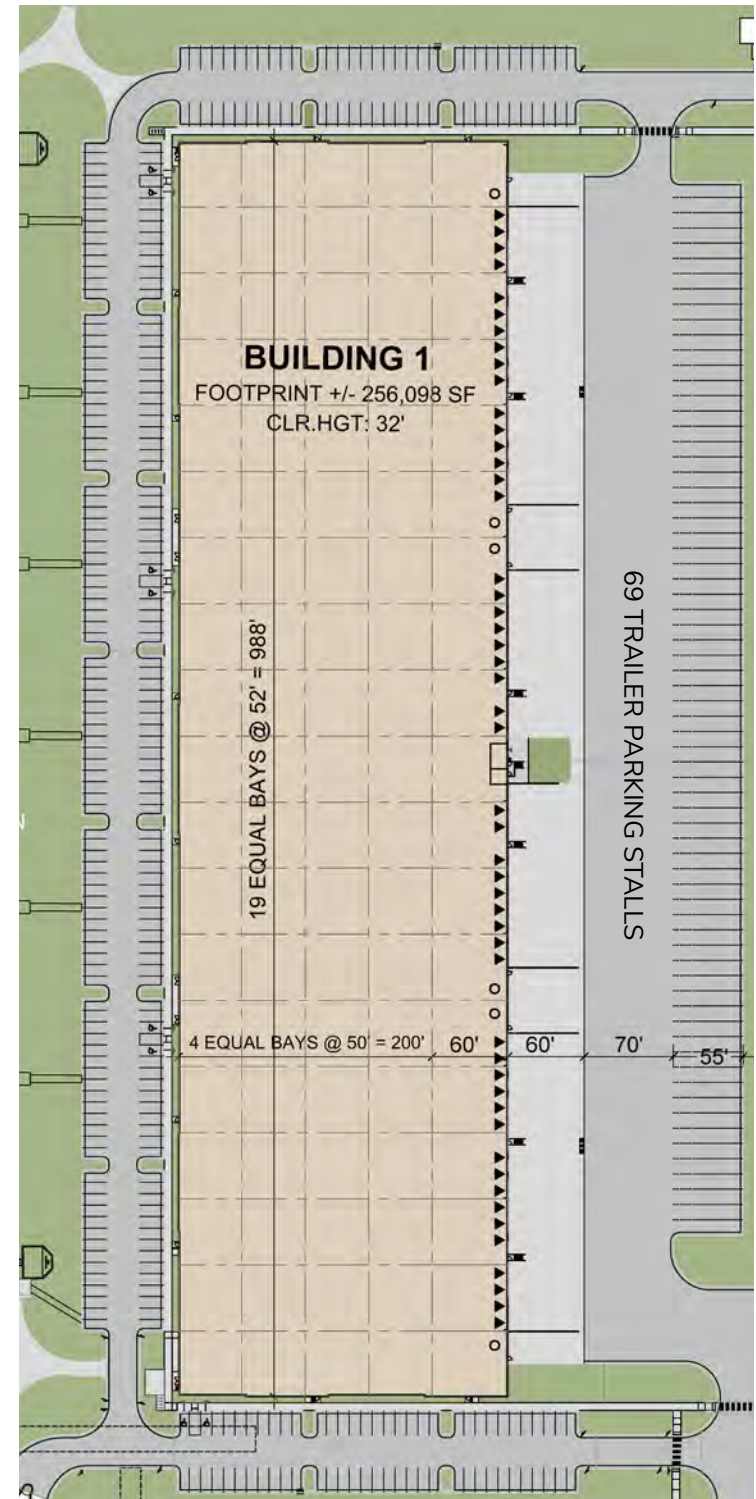
## I-70 / Picadilly Interchange

The I-70 and Picadilly Interchange project will improve traffic flow and safety by enhancing accessibility, reducing congestion, and supporting better connectivity between the I-70 corridor and surrounding developments. Key improvements include new ramp configurations, road widening, and the installation of modern traffic management systems. These upgrades benefit local communities and regional transportation networks, ensuring smoother and more efficient travel for both commuters and commercial vehicles while accommodating future growth. **Substantial construction is underway and completion is expected early 2026.**

# Building 1 Specs

21051 E 6th Avenue, Aurora, CO 80018

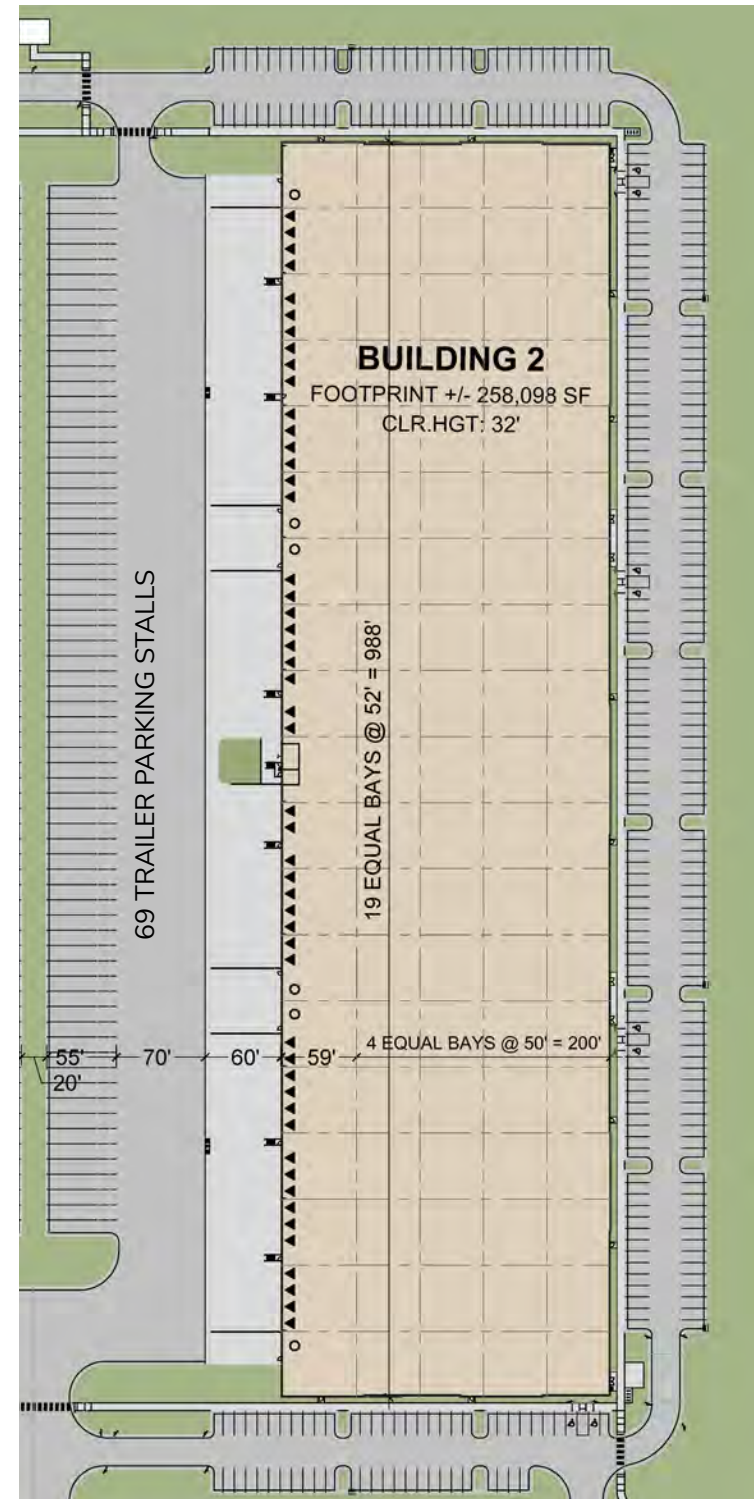
BUILDING SIZE	256,860 SF (Divisible to ±40,000 SF)
SITE SIZE	38.90 AC
CLEAR HEIGHT	32'
PARKING	324 spaces
POWER	4000a @480v 3p
COLUMN SPACING	50' x 52'
BUILDING DEPTH	260'
DOCK-HI	52 doors (25 equipped with 35 ton mechanical pit levelers)
DRIVE-INS	4 Doors
TRAILER PARKING	69 stalls
MILL LEVY	112 Mills



# Building 2 Specs







21201 E 6th Avenue, Aurora, CO 80018

BUILDING SIZE	256,860 SF (Divisible to $\pm 40,000$ SF)
SITE SIZE	38.90 AC
CLEAR HEIGHT	32'
PARKING	324 spaces
POWER	4000a @480v 3p
COLUMN SPACING	50' x 52'
BUILDING DEPTH	260'
DOCK-HI	52 doors (25 equipped with 35 ton mechanical pit levelers)
DRIVE-INS	4 Doors
TRAILER PARKING	69 stalls
MILL LEVY	112 Mills



# Area Demographics

## AURORA, COLORADO (WITHIN A 30 MINUTE DRIVE)

					
POPULATION	MEDIAN AGE	# OF EMPLOYEES	MEDIAN HH INCOME	MEDIAN HOME VALUE	AVERAGE COMMUTE
398,994	35.4	214,725	\$76,175	\$384,558	20-24 MINUTES

PICADILLY  
CROSSING

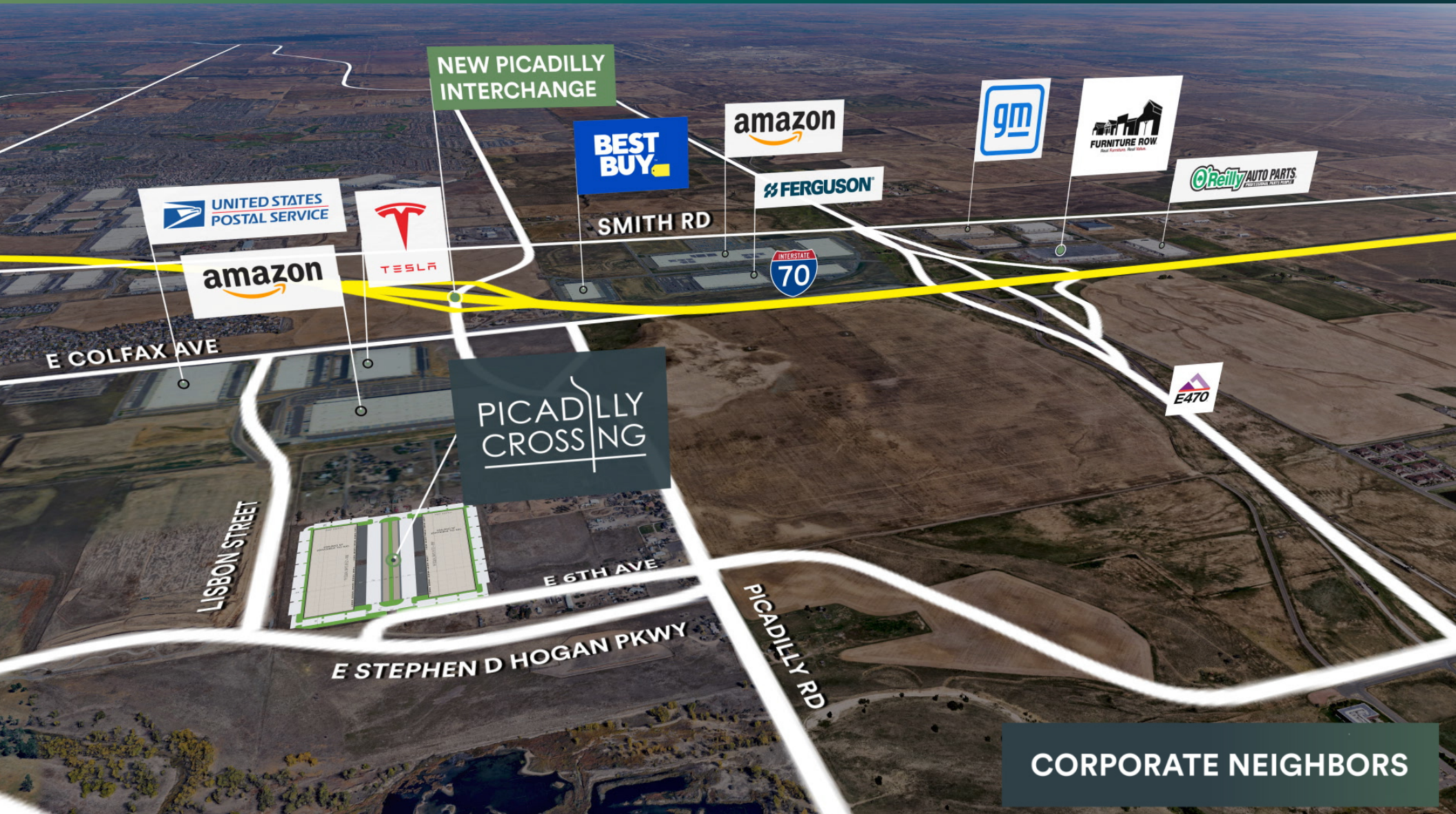
 DENVER INTERNATIONAL AIRPORT



### ACCESS & DRIVE TIMES

DIA	12 MILES	14 MINUTES
DOWNTOWN DENVER	20 MILES	25 MINUTES
COLORADO SPRINGS	73 MILES	1 HOUR 15 MINUTES
GOLDEN	31 MILES	35 MINUTES
FORT COLLINS	75 MILES	1 HOUR 15 MINUTES

# Neighboring Businesses



CORPORATE NEIGHBORS

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