



**FIRST AURORA  
COMMERCE CENTER**

E470

PICADILLY ROAD

SMITH ROAD

**NEW I-70 /  
PICADILLY RD  
INTERCHANGE**

INTERSTATE  
70



**PLEASE CLICK HERE  
FOR A FLYOVER OF THE PROJECT!**



**E-470  
VISIBILITY**



**ACCESS TO  
LABOR POOL**



**AFFORDABLE  
HOUSING**

**FIRST IN CLASS BUSINESS PARK**

# FIRST AURORA COMMERCE CENTER

## BUILDING SITE H

- ▶ 440,000 SF / 30.23 AC
- ▶ ZONED AND ENTITLED
- ▶ CAN BE DELIVERED IN ±10 MONTHS
- ▶ AVAILABLE FOR BTS, BTO OR LAND SALE

### DRIVE TIMES



**7 min / 2.8 miles**  
to E-470

**12 min / 10 miles**  
to DIA

**28 min / 16.7 miles**  
to Downtown Denver

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Please visit our website  
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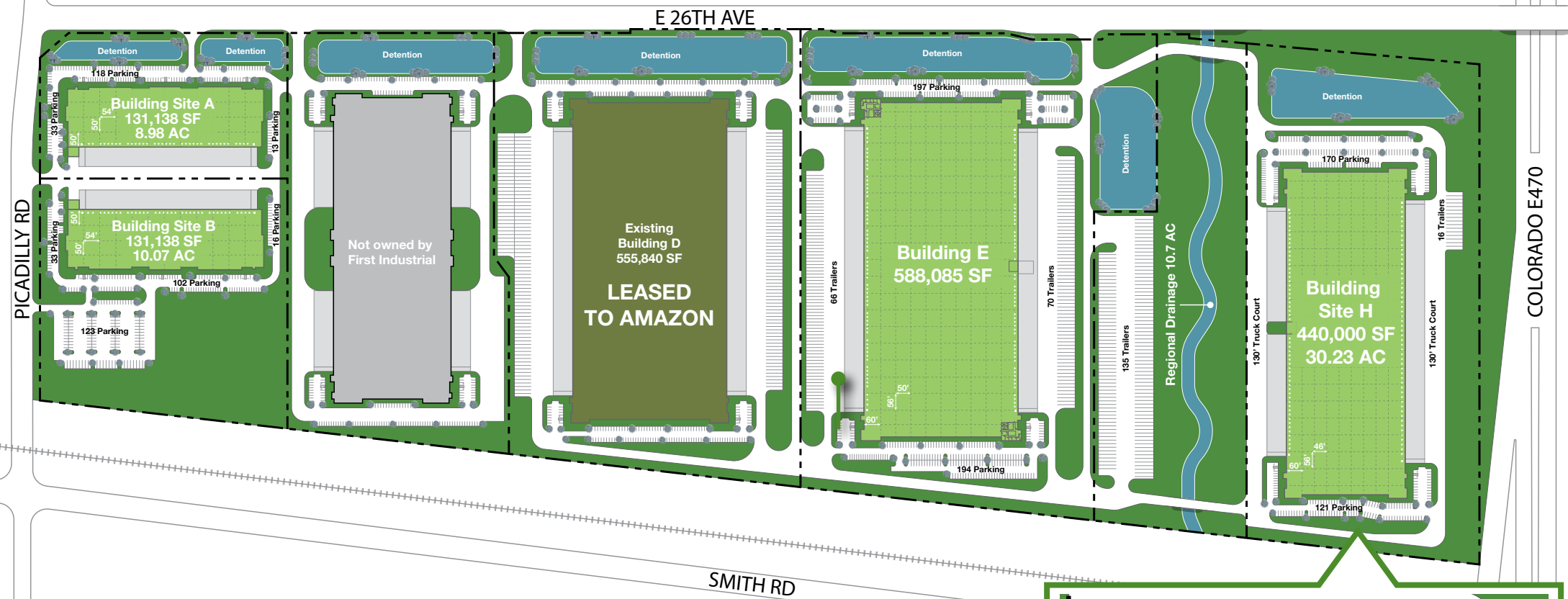
**26th AVENUE AND PICADILLY ROAD, AURORA, CO**

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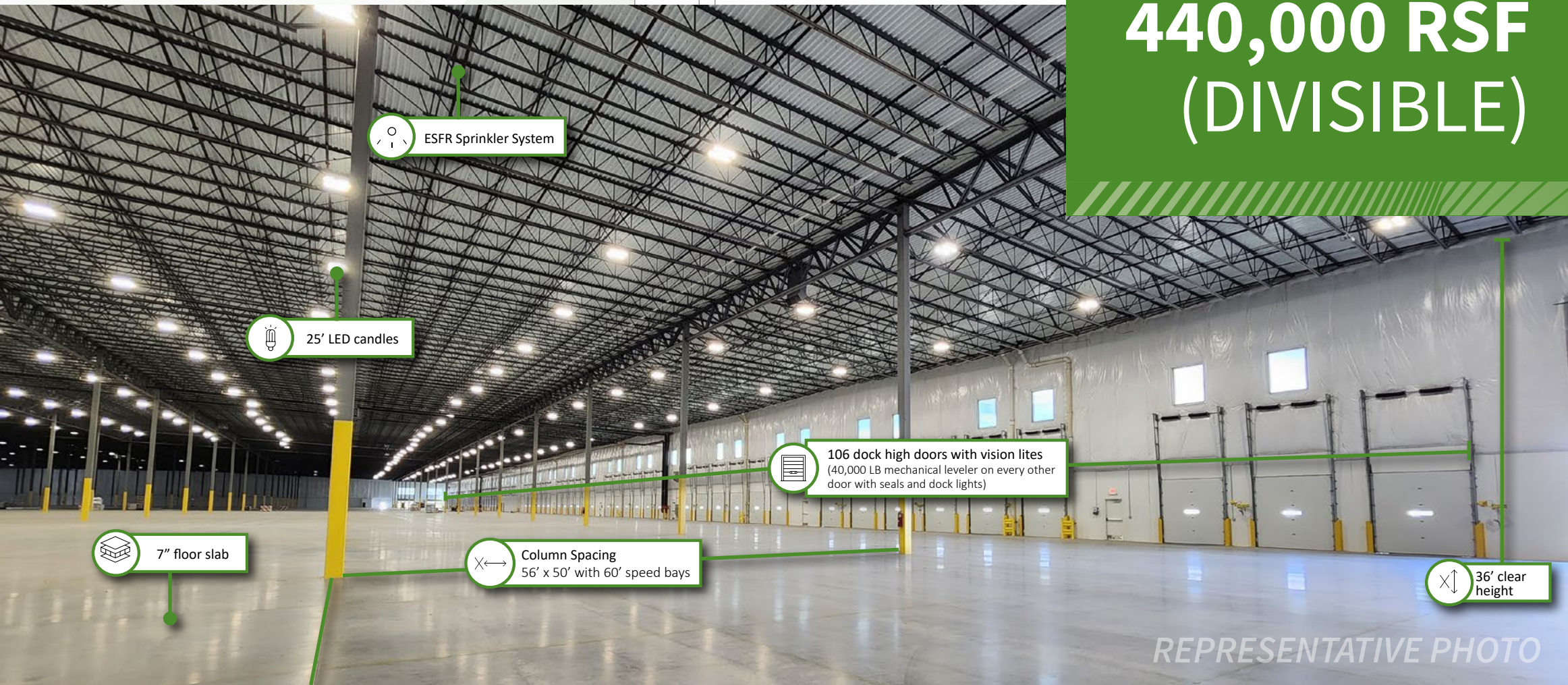



# BUILDING SITE H HIGHLIGHTS


-  Power: 4,000 AMP 480V
-  ESFR Sprinkler System
-  106 Dock High doors with vision lites (40,000 LB mechanical leveler on every other door with seals)
-  4 Drive-In doors
-  291 car parking spaces (0.66:1,000 SF ratio)
-  151 total trailer parking stalls (with Trailer Lot)





## 440,000 RSF (DIVISIBLE)





 ESFR Sprinkler System

 25' LED candles

 106 dock high doors with vision lites (40,000 LB mechanical leveler on every other door with seals and dock lights)

 7" floor slab

 Column Spacing 56' x 50' with 60' speed bays

 36' clear height

REPRESENTATIVE PHOTO

