



**Future Aerotropolis
Interchange**

V|70
VANTAGE 70

V|70

VANTAGE 70

NWC I-70 & E. COLFAX AVE.

Vantage 70 is a 53.26 acre land site offered to the market with consideration for all deal structures. Ownership will sell the land outright or deliver a building via lease or sale.

The site is currently in for rezoning and site plan approval. Water, power, and sewer are all in process of being delivered to the site, making it shovel-ready.



**I-70 Frontage /
Visibility**



**Future Aerotropolis
Interchange Adding
Direct Access**

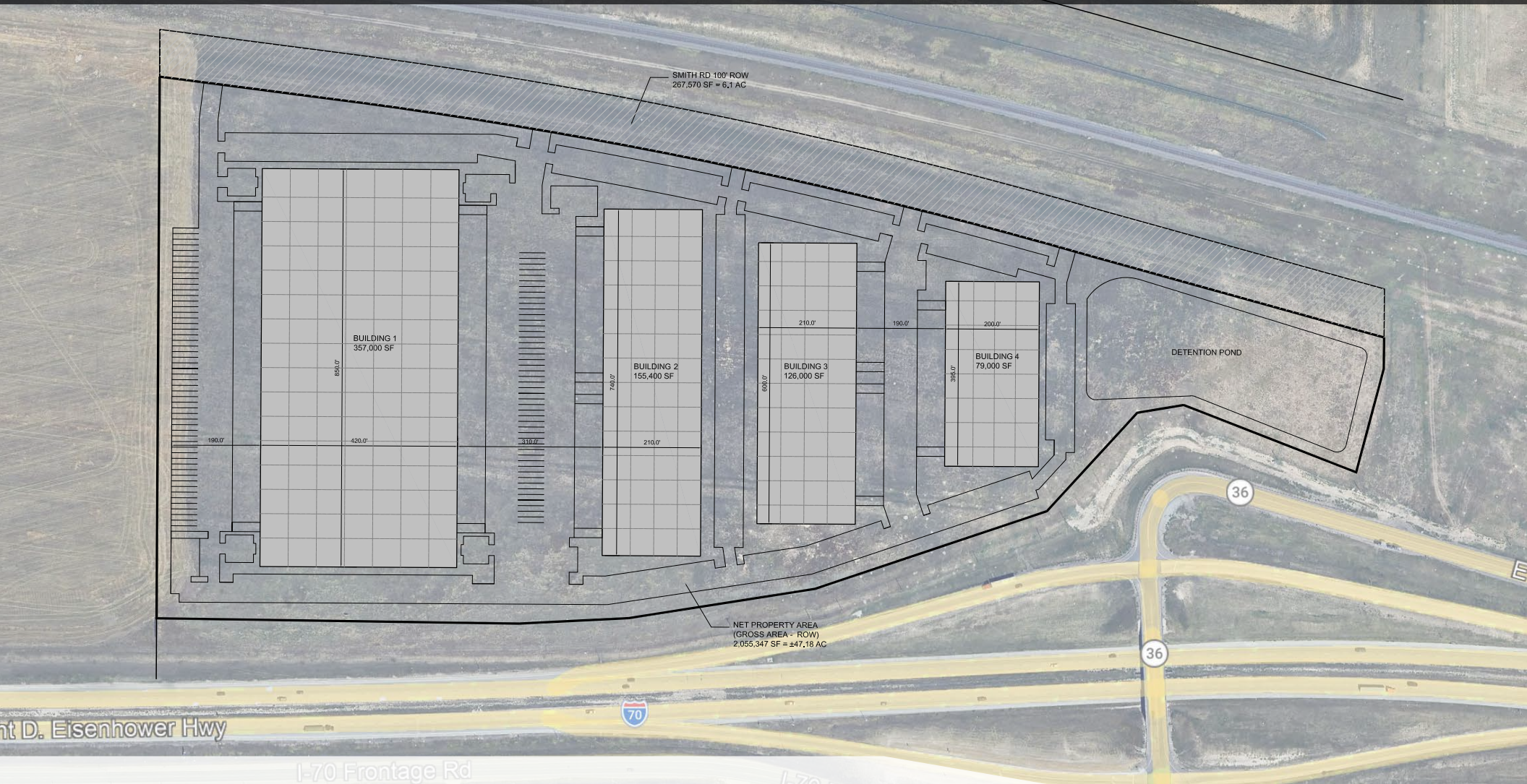


**Adams County /
Annexed into City of
Aurora**



MULTIPLE SITE PLANS AVAILABLE

CONCEPT SITE PLAN A

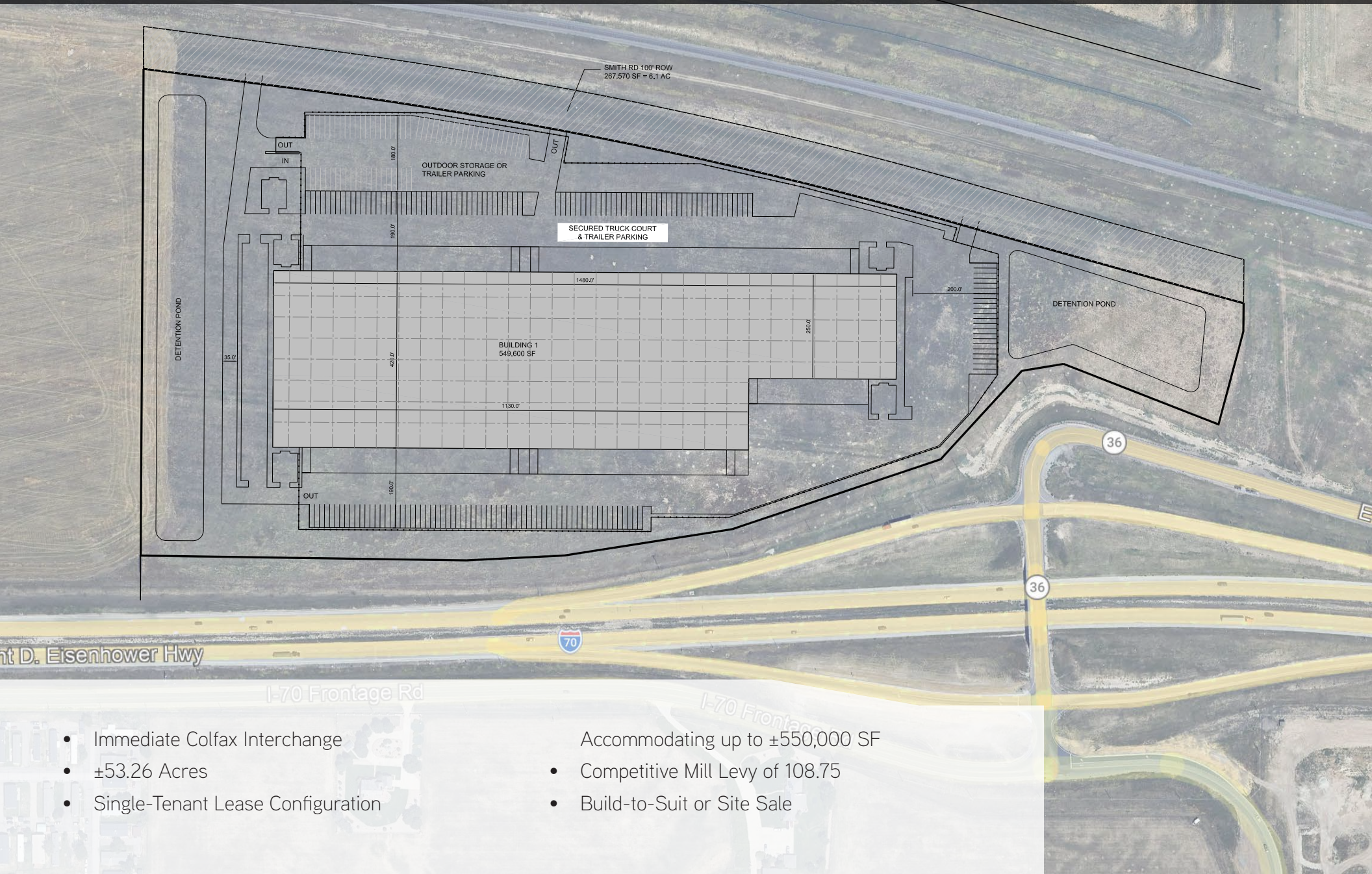


- Immediate Colfax Interchange
- ±53.26 Acres
- Conceptual Site Plan Supports up to 4 Buildings Totaling 717,400 SF

- Competitive Mill Levy of 108.75
- Build-to-Suit or Site Sale

MULTIPLE SITE PLANS AVAILABLE

CONCEPT SITE PLAN B: SINGLE-TENANT / USER



- Immediate Colfax Interchange
- ±53.26 Acres
- Single-Tenant Lease Configuration

- Accommodating up to ±550,000 SF
- Competitive Mill Levy of 108.75
- Build-to-Suit or Site Sale

LOCATION OVERVIEW



Site Acreage:	±53.26 Acres
Electric Provider:	Xcel Energy
Substation Source:	Harvest Mile
Water Provider:	Central Adams County Water and Sanitation District

AMENITIES

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	4,000+ Acre Master Development
	Mixed Use & Single Family
	theaurahighlands.com/land-plan

Entitled Residential

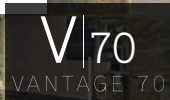
Windler Homestead	263 AC
	1,450 Single-Family Units
	Planned
Green Valley Ranch East	1,800 Units
	Retail/Residential Proposed
Sky View @ High Point	252 Single-Family Units
	Planned

Entitled Multifamily

	# 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



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