

AURORA, COLORADO

613,600 EXPANDABLE TO 1,073,800 SF

BUILD TO SUIT | FOR SALE OR LEASE

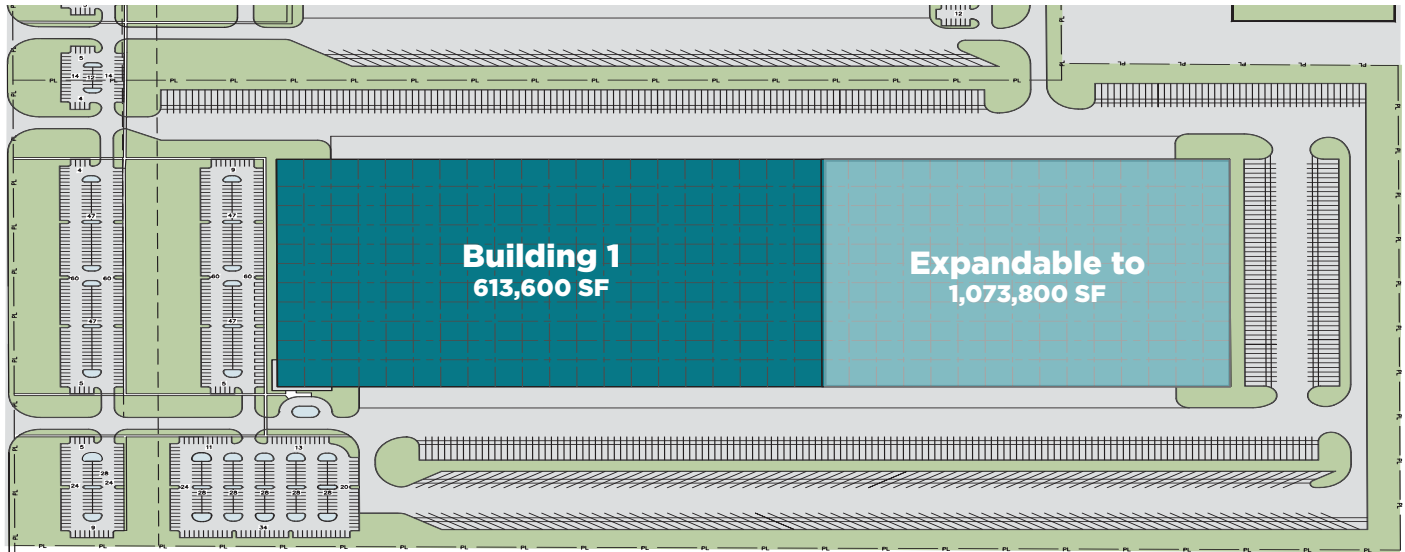


WAREHOUSE DISTRIBUTION | MANUFACTURING

64TH AVE & POWHATON RD | DENVER INTERNATIONAL AIRPORT

BUILDING 1

LEED GOLD CERTIFIABLE



PROPERTY HIGHLIGHTS:

- Flexibility for on-site trailer parking, outside storage or the ability to expand
- 40' clear height
- 1,110 employee parking spaces with additional parking opportunities available
- Quick access to E-470 and I-70
- 3 nearby interchanges at E-470 / 56th & 64th and Peña Blvd
- Located within a Federal Opportunity Zone, Foreign Trade Zone and Adams County Enterprise Zone

Location	CrossPath Porteos by DIA
Delivery Date	Q2 2021
Site	74.2 acres
Square Feet	613,600 expandable to 1,073,800
Building Dimensions	590' x 1040' expandable to 1,820'
Office	Build to Suit
Clear Height	40'
Column Spacing	50' x 52' / 70' x 52' Loading Bays
Loading	Crossdock
Dock Doors	200 (Additional Available)
Drive-in Doors	2 (Additional Available)
Truck Court	190' with trailer storage
Trailer Parking	640 (Additional Available)
Parking Spaces	1,110 (Additional Available)
Walls	Insulated concrete
Floors	7" (Ductilcrete Available)
Roof	White TPO over R-30
Facility Lighting	LED and Skylights (30' Candles in base building)
Fire Protection	ESFR
Zoning	Northeast Plains I-70

MITCH ZATZ, SIOR

National Director
+1 303 217 7972
mitch.zatz@am.jll.com

CARMON HICKS, SIOR

Executive Vice President
+1 303 217 7975
carmon.hicks@am.jll.com

JASON WHITE

Senior Vice President
+1 303 390 5200
jason.white@am.jll.com

LEE WILBURN

Founder and President
+1 502 566 0300
lwilburn@crosspathgroup.com

