

AURORA, COLORADO

356,720 EXPANDABLE TO 637,000 SF

BUILD TO SUIT | FOR SALE OR LEASE

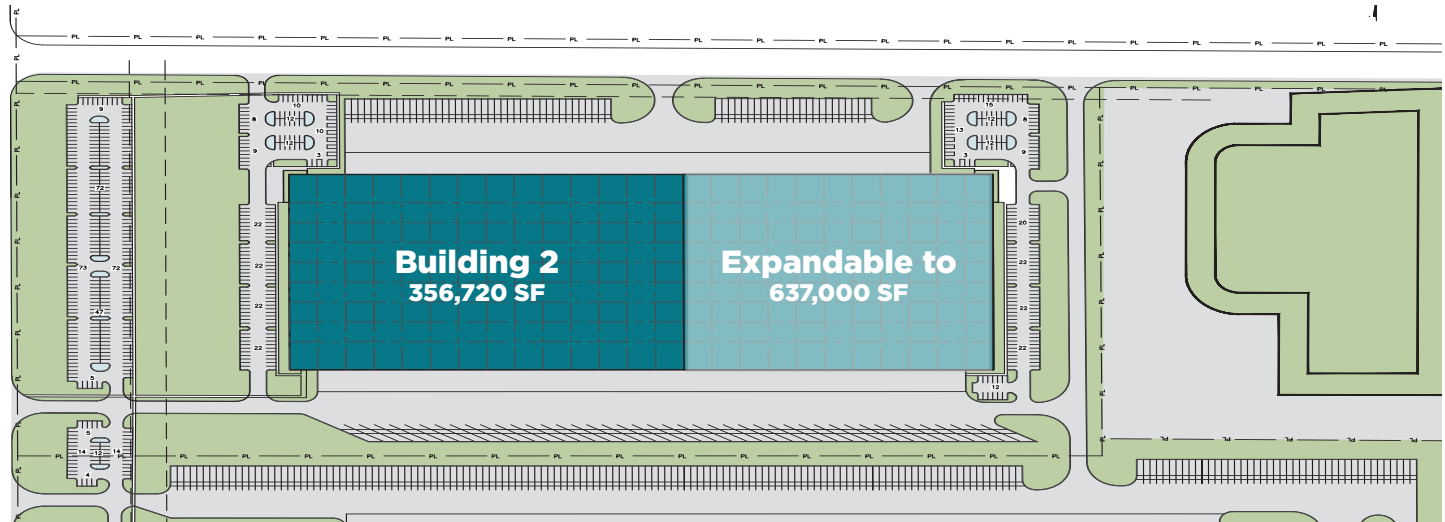


WAREHOUSE DISTRIBUTION | MANUFACTURING

64TH AVE & POWHATON RD | DENVER INTERNATIONAL AIRPORT

BUILDING 2

LEED GOLD CERTIFIABLE



PROPERTY HIGHLIGHTS:

- Flexibility for on-site trailer parking, outside storage or the ability to expand
- 36' clear height
- 649 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	42.1 acres
Square Feet	356,720 expandable to 637,000
Building Dimensions	490' x 728' expandable to 1,300'
Office	Build to Suit
Clear Height	36'-40'
Column Spacing	50' x 52' / 70' x 52' Loading Bays
Loading	Crossdock
Dock Doors	140 (Additional Available)
Drive-in Doors	2 (Additional Available)
Truck Court	190' with trailer storage
Trailer Parking	140 (Additional Available)
Parking Spaces	649
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

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