



E 56TH AVE. & HARVEST ROAD, AURORA, CO 80019

DENVER'S DISTRIBUTION HUB

1.6 MILLION SQUARE FEET
CLASS A INDUSTRIAL

FOR SALE OR LEASE



PROJECT OVERVIEW

AN INDUSTRIAL AND LOGISTICS PARK SUPPORTED AND SURROUNDED BY TALENT AND OPPORTUNITY

Sun Empire is Colorado's newest industrial and logistics hub, conveniently located at E. 56th Ave and Harvest Road, less than 30 minutes from Denver and five minutes away from Denver Airport—with direct access to E-470 and I-70, providing excellent access across the greater Front Range region of Colorado. This master planned business park can accommodate up to 1.6 million square feet of Class A industrial, with buildings ranging in size from ±200,000 square feet to ±625,000 square feet.



PHASE 1 DELIVERED!

Phase 1 of Sun Empire includes buildings 1A and 1B totaling ±830,112 square feet. This initial Phase starts at the Northwest corner of the property, leveraging access to existing utilities and infrastructure already in place. Buildings 1A and 1B differ in size (625,197 and 204,915 square feet, respectively) to provide the best options for various size requirements. Each building includes speculative office space, dock levelers, lighting, and offers as a turn-key solution to future tenants.

OVERALL SITE AREA

52.2 Acres

BUILDING 1A

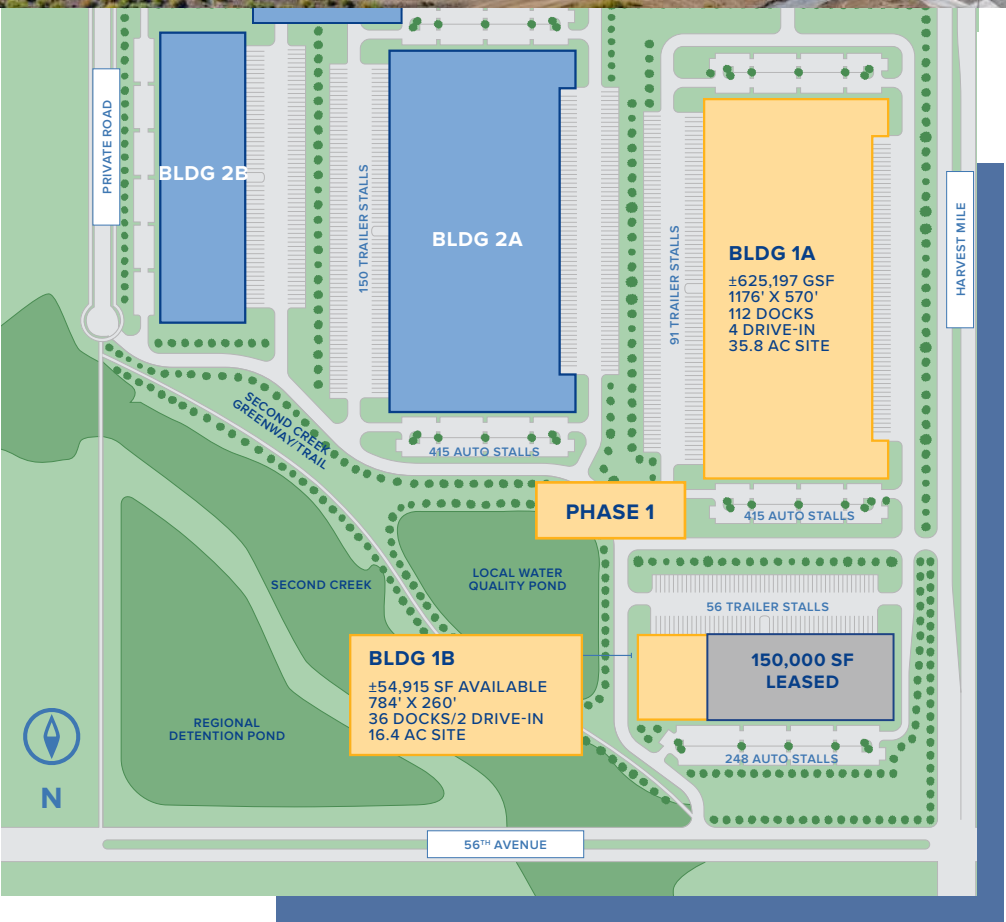
Site Area	35.8 Acres
Building Area	±625,197 SF
SF Available	±625,197 SF
Building Dimensions	1176' X 570'
Truck Court Depth	135'
Spec Office	4,811 SF
Clear Height	40'
Docks	112
Drive-In	4
Car Parking	388
Trailer Parking	91
Power	8,000A/480V
County	Adams
Zoning	AD

OVERALL BUILDING AREA

±830,112 SF

BUILDING 1B

Site Area	16.4 Acres
Building Area	±204,915 SF
SF Available	±54,915 SF
Building Dimensions	784' X 260'
Truck Court Depth	135'
Spec Office	3,415 SF
Clear Height	32'
Docks	36
Drive-In	2
Car Parking	240
Trailer Parking	58
Power	3,000A/480V
County	Adams
Zoning	AD



PHASE 2

Phase 2 of Sun Empire includes potential for two buildings totaling more than 800,000 SF. Given the acreage, it also allows for the ultimate versatility with the design to accommodate a vast majority of needs from secured outside storage, increased trailer storage needs, employee parking or fleet parking to name a few. All of the infrastructure and amenities will be complete for the entirety of the park by Q1 2025 which provides a competitive advantage on construction timelines and the tenant experience from day one.

OVERALL SITE AREA

48.8 Acres

OVERALL BUILDING AREA

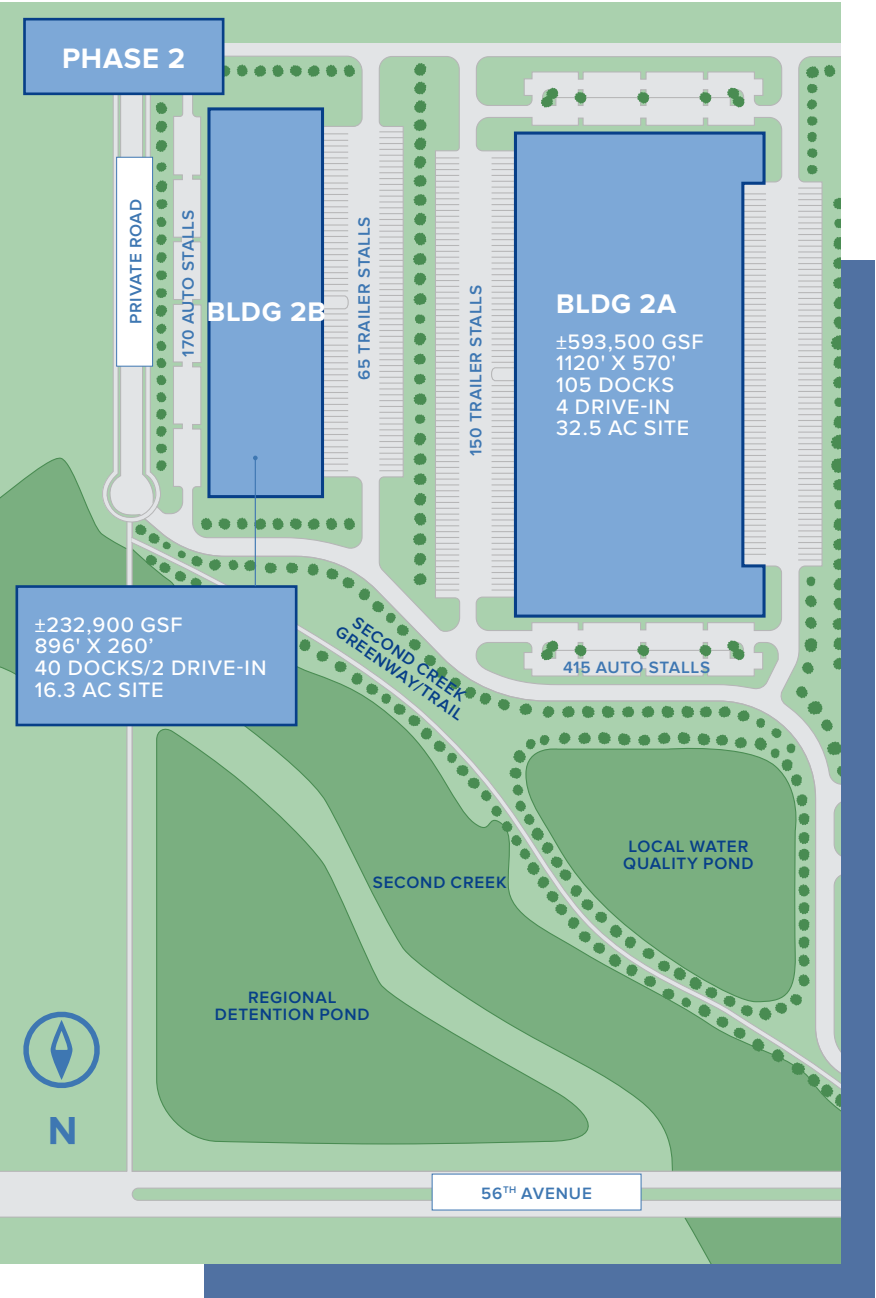
±826,400 SF

BUILDING 2A

Site Area	32.5 Acres
Building Area	±593,500 SF
Building Size	1120' X 570'
Docks	105
Drive-In	4
Car Parking	415
Trailer Parking	115

BUILDING 2B

Site Area	16.3 Acres
Building Area	±232,900 SF
Building Size	896' X 260'
Docks	40
Drive-In	2
Car Parking	170
Trailer Parking	65

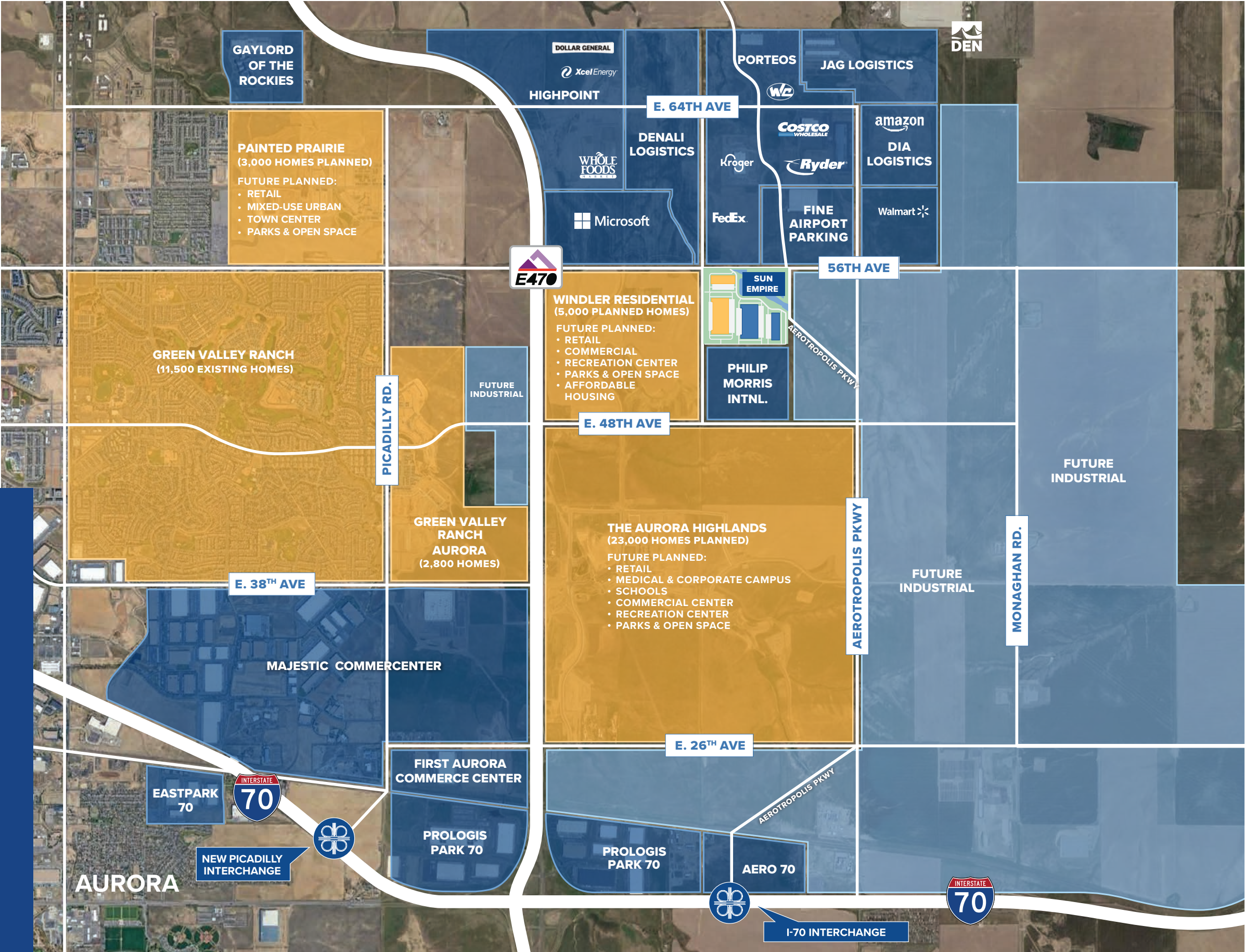




LOCATION OVERVIEW

A MEASURABLE ADVANTAGE

Join Aurora, one of the most thoughtfully designed and blossoming communities in the Denver Metro area, with more than 34,000 new homes planned in the vicinity. Sun Empire is within one hour of 75% of Colorado businesses as well as a local workforce of 60,000 transportation and warehousing workers.



AT THE HEART OF EVERYTHING



BUILT FOR ENTERPRISE



A GROWING AND QUALIFIED TALENT POOL



TRANSPORTATION MADE EASY



LEED CERTIFIED

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TRANSPORTATION

SUN EMPIRE IS CONVENIENTLY LOCATED NEAR MULTIPLE ACCESS ROUTES AND MAJOR TRANSPORTATION CENTERS THAT INCLUDE THE DENVER METRO AND DENVER INTERNATIONAL AIRPORT.

INFRASTRUCTURE EXPANSION

Sun Empire is strategically located within minutes of multiple highways, arterial roadways, interstates, and access routes. Our community streamlines access to the business centers, nearby recreational amenities, and Denver International Airport. There are multiple infrastructure improvements underway to expand the already existing network of public utilities.

Immediate Access to E-470

E-470 offers 75 mph speeds that can shave 45+ minutes of trips saving valuable time, labor, and costs.

Future Access via 48th Ave

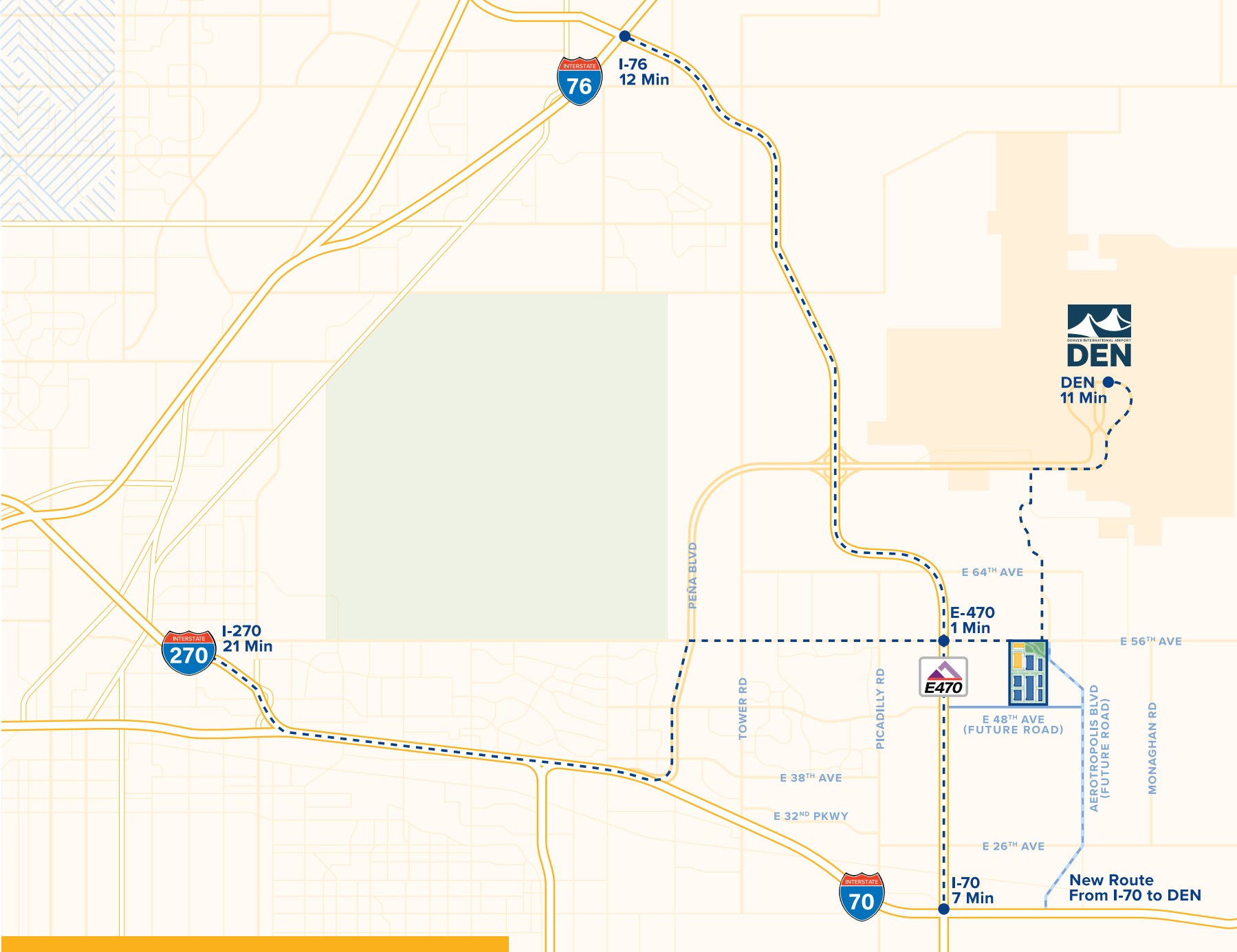
Once E. 48th Ave is complete, the park will feature an East/West arterial connector at both the North and South ends of the park. Installation will begin in 2023 and be completed by Q1, 2025.

Avoid E-470 toll

E-470's toll can be avoided by taking multiple access points to Peña Blvd and/or I-70.

Multiple Direct Access Routes to I-70

Drivers can take E. 56th Ave to Picadilly Road and E-470. Future access will include improved Picadilly and I-70 interchange and I-70 and Aerotropolis Blvd interchange.



IMMEDIATE ROUTES



1 Min
Via E 56th Ave



7 Min
Via E 56th Ave > E-470

11 Min
Via E 56th Ave > Peña Blvd

13 Min
Via E 56th Ave > Tower Rd



11 Min
Via Jackson Gap St > Peña Blvd

From I-70 to DEN
Via Aerotropolis Blvd > Peña Blvd



21 Min
Via E 56th Ave > Peña Blvd > I-70



12 Min
Via E-470

22 Min
Via E 56th Ave > Tower Rd > E 96th Ave

24 Min
Via E 56th Ave > Peña Blvd > I-70 > I-270



WELCOME TO THE AURORA COMMUNITY

“TODAY, WE ARE, AS THE SUN RAYS IN
THE CITY SEAL REPRESENT, A RISING
COMMUNITY LETTING ITS LIGHT SHINE”

— MAYOR MIKE COFFMAN



\$120,790

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILE
RADIUS OF SUN EMPIRE



404,219

2024 POPULATION



34,000+ NEW HOMES WITHIN A 5 MILE
RADIUS OF SUN EMPIRE



152,287

EMPLOYED CIVILIAN
POPULATION LIVING
IN AURORA



41.5%

PROJECTED JOB
GROWTH IN AURORA
OVER THE NEXT
10 YEARS



THE AURORA COMMUNITY IS
RAPIDLY EXPANDING WITH LARGE
INFRASTRUCTURE PROJECTS IN
DEVELOPMENT AND UNDERWAY



PARKS & TRAIL SYSTEMS

8,000 ACRES OF OPEN SPACE
97 PARKS
119 MILES OF TRAILS
2 RESERVOIRS



5.89%

2024-2029 COMPOUND ANNUAL
POPULATION GROWTH RATE WITHIN
A 5 MILE RADIUS OF SUN EMPIRE



26,579

BUSINESSES WITHIN A 15 MILE
RADIUS OF SUN EMPIRE



41.6

MEDIAN AGE



42%

OF THE POPULATION WITHIN
A 15 MILE RADIUS OF SUN
EMPIRE HAVE A BACHELOR'S
DEGREE OR HIGHER

04

DEVELOPMENT TEAMS

THE OPUS GROUP[®]

THE OPUS GROUP[®] IS A FAMILY OF COMMERCIAL REAL ESTATE DEVELOPMENT, CONSTRUCTION AND DESIGN COMPANIES WITH AN EXCESS OF 3,300 PROJECTS TOTALING MORE THAN 342 MILLION SQUARE FEET.



The Ridge at Dove Valley,
Englewood, CO



Andersen Windows Manufacturing,
Goodyear, AZ



North Washington Commerce Center,
Thornton, CO

Development, Capital Markets & Finance

Provided by Opus Development Company, L.L.C.

We work with you to fully understand all aspects of your real estate development needs. From site evaluation to navigating city approvals to securing financing, our team of experienced real estate developers is with you from project inception to completion. As an integrated company, we can handle complicated land transactions, secure financial partners and overcome design and construction challenges. In-house experts work as one team to identify the right solutions so your building achieves your vision and suits your business needs.



LARRY POBUDA
*Opus Development Company
Executive Vice President & General Manager*
Larry is responsible for the leadership and overall management of the western markets, including Phoenix, Denver and Austin. His primary responsibilities are the pursuit of real estate development opportunities in various sectors, including office, industrial and multifamily, as well as defining the office's daily strategies and future growth plans.



ERIC CHAMBERLIN
*Opus Development Company
Director*
As Director of Real Estate Development, Eric is responsible for all phases of development, including site selection, feasibility, financial analysis, deal structuring, due diligence and entitlements and coordinating the efforts for the design, construction and development team members in the Denver market. Eric works across multiple active sectors in the market, including senior living, multifamily and industrial.



JOE SWENSSON
*Opus Development Company
Senior Director*
As Senior Director of Real Estate Development, Joe focuses on creating new mixed-use, residential and industrial development opportunities throughout Colorado. He works on site selection and acquisition, due diligence, government approvals, partnership formation, project financing and coordinates the efforts of the design, construction and development teams.



RANDY DANIELSON
*Opus Development Company
Senior Director*
Randy provides leadership and expertise in sourcing and pursuit of new development opportunities, upfront development feasibility studies, financial analysis, due diligence and entitlements for speculative and build-to-suit developments. He also provides managerial oversight throughout construction, design and project delivery.

Project Management & Construction

Provided by Opus Design Build, L.L.C.

Whether it's part of a full-service project using our entire in-house team or third-party construction through our Client Direct Services, our deep experience in design-build construction gives you the benefit of a knowledgeable team leading your project. Our goal is to ensure that all project elements are coordinated smoothly and that your vision is delivered. Our unique approach, Opus DB3, takes design-build to the next level, effectively integrating all stakeholders—client, architect and builder—working as a single, multi-disciplinary team with meaningful collaboration that elevates your project delivery experience.



JIM ERWIN
*Opus Design Build
Regional Vice President*
Jim manages Denver's construction operations, which produce in excess of \$100 million of office, industrial and institutional buildings annually. He provides guidance and oversight to teams of project managers working on projects across multiple sectors. Jim's focus on preconstruction planning and activities and broad oversight of complex projects from conception to completion, allows him to utilize his vast experience to provide maximum positive impact on projects. His responsibilities also include company strategic planning, resource allocation and related activities.



JR REYNOLDS
*Opus Design Build
Director*
As Director of Project Management, J.R. leads project teams of architects, engineers and subcontractors to deliver integrated design-build services on projects across multiple sectors including office, industrial, institutional, retail and multifamily. His responsibilities include providing mentorship to project managers and associate project managers, managing project pursuit, design, construction and activation to ensure achievement of budget, scope, schedule, quality and client satisfaction goals.

Architecture, Engineering & Interiors

Provided by Opus AE Group, L.L.C.

Creative, flexible and innovative—these are defining characteristics of our architects, engineers and interior designers. We design buildings that meet your needs and vision by working in collaboration with you, real estate developers and construction project managers from the project's inception to completion. We share the goal of creating long-term value by aesthetically capturing your organizational culture, maximizing function and utility and enhancing operational efficiency. Our people have the expertise to effectively use state-of-the-art technology and materials to achieve your goals. As a leader in sustainable development, we have more than 40 LEED projects and 40 LEED accredited professionals.



DEAN NEWINS
*Opus AE Group
President & CEO*
Dean's 30+ year professional career includes 22 years with Opus. During this time, Dean has led many projects in the office, multifamily, industrial, and institutional sectors. He is currently responsible for finances and overall operations. As President & CEO, Dean provides executive leadership to the company's architects, engineers, and interior designers. Along with other company leaders, Dean manages all phases of the design process, from design development through construction administration.



JAY FOURNIEA
*Opus AE Group
Director of Design Architecture*
Jay oversees the design phase document production team across all regions while providing direct design services for Opus' Minneapolis, Iowa, Colorado and Texas projects. He is responsible for projects from initial conception, working directly with clients to communicate various design approaches that satisfy their specific functional and aesthetic needs. As the design evolves, Jay oversees the City entitlements approval phase and detailed design development of the project. During the detailed construction document phase that follows, Jay directs the emerging documents for creative intent while supporting building infrastructure planning such as mechanical, electrical, plumbing and other trades so the details are integrated as designed.

OUR MISSION:

DRIVEN TO EXCEED YOUR
EXPECTATIONS AND EMPOWER
YOUR MISSION THROUGH THE
BUILDINGS WE DELIVER.



**56TH AVE. & HARVEST ROAD
AURORA, CO 80019**

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