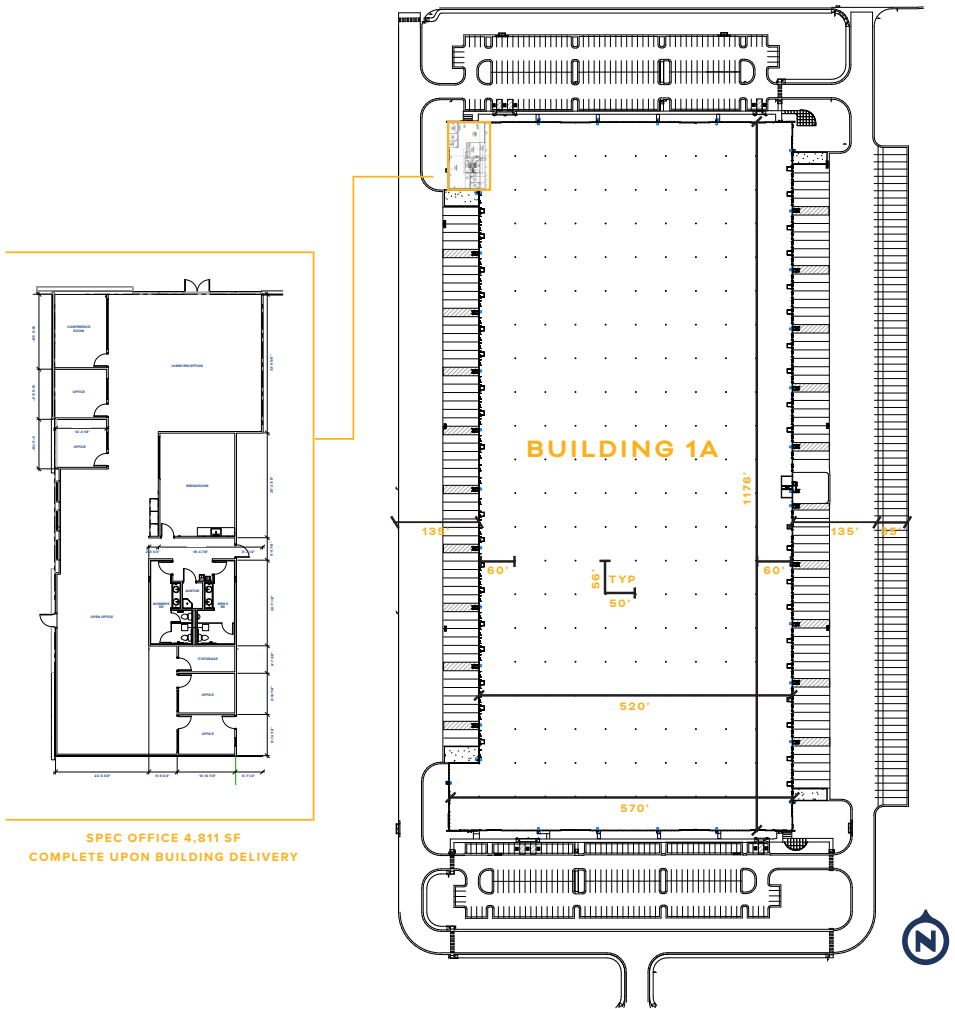




**UNDER CONSTRUCTION | CORE AND SHELL ESTIMATED TO DELIVER Q3-2024**

### BUILDING 1A SPECS

|  |   |
|--|---|
| <b>BUILDING 1A</b><br>5300 N. HARVEST RD.   AURORA, CO |   |
| Site Area  | 35.8 Acres  |
| Building Size  | ±624,515 SF   |
| Building Dimensions                                    | 1176' X 570'  |
| Clear Height   | 40'   |
| Truck Court Depth                                      | 135'  |
| Column Spacing   | 50' x 56'   |
| Spec Office  | 4,811 SF  |
| Docks  | 112   |
| Dock Levelers  | Rite-Hite Levelers with 40,000 lb. capacity provided at every third dock position |
| Drive-In   | 4 (knock-out panels designed to accommodate 4 additional drive-in doors)          |
| Car Parking  | 388   |
| Trailer Parking  | 91  |
| Power  | 8,000A/480V   |
| Lease Rate   | To Quote  |

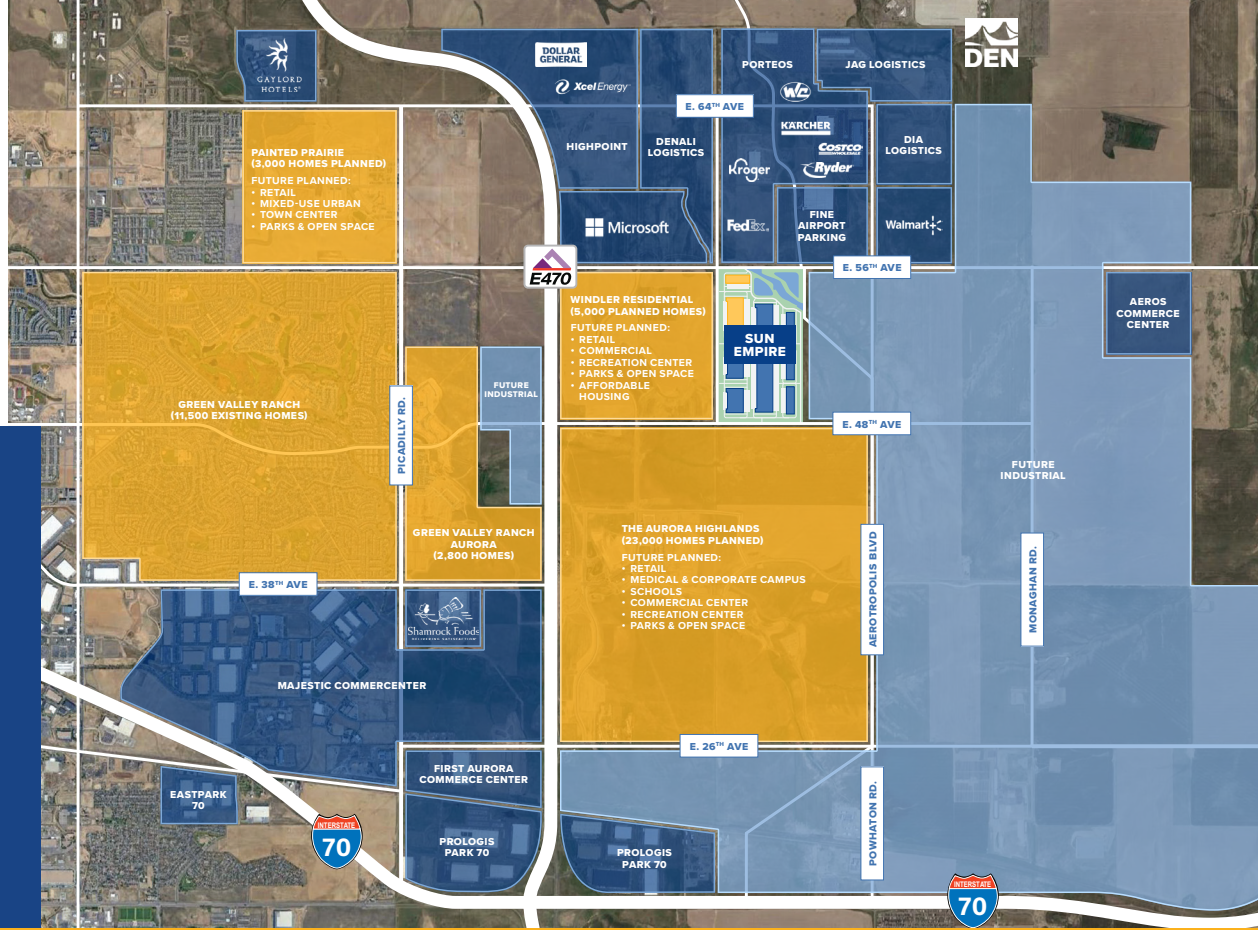




LOCATION OVERVIEW

# A MEASURABLE ADVANTAGE

Join Aurora, one of the most thoughtfully designed and blossoming communities in the Denver Metro area, with more than 30,000+ 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

# SUN EMPIRE

**BUILDING 1A**  
**5300 N. HARVEST RD.**  
**AURORA, CO 80019**

**TODD WITTY, SIOR**  
 Senior Vice President  
 +1 303 725 7189  
 Todd.witty@cbre.com

**DANIEL CLOSE**  
 Senior Vice President  
 +1 303 946 3285  
 Daniel.close@cbre.com

[WWW.SUNEMPIRE.COM](http://WWW.SUNEMPIRE.COM)

