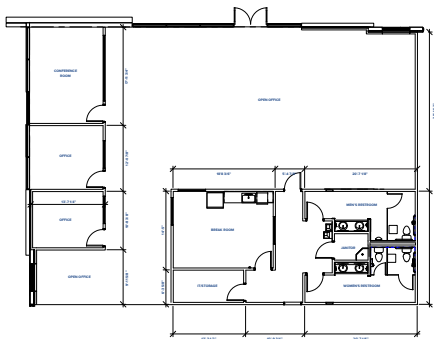


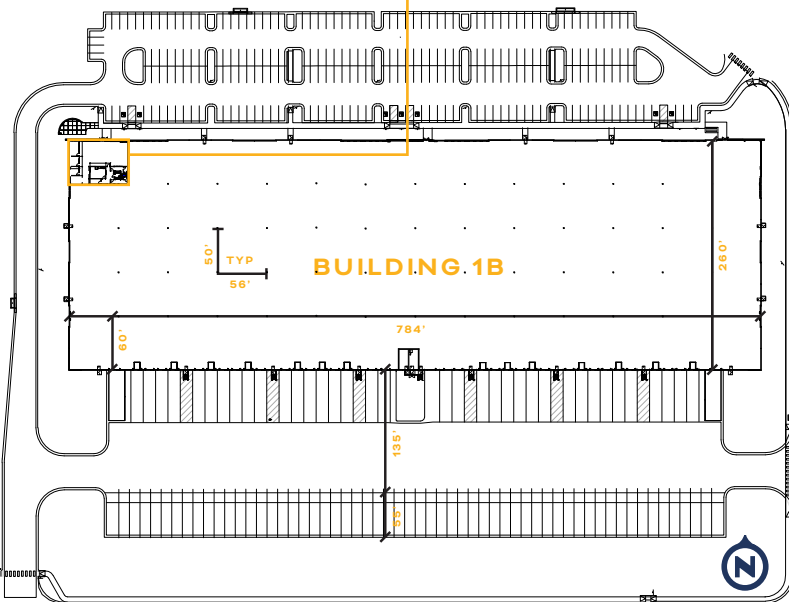
BUILDING 1B



UNDER CONSTRUCTION | CORE AND SHELL ESTIMATED TO DELIVER Q1-2024



SPEC OFFICE 3,415 SF COMPLETE UPON BUILDING DELIVERY



BUILDING 1B SPECS

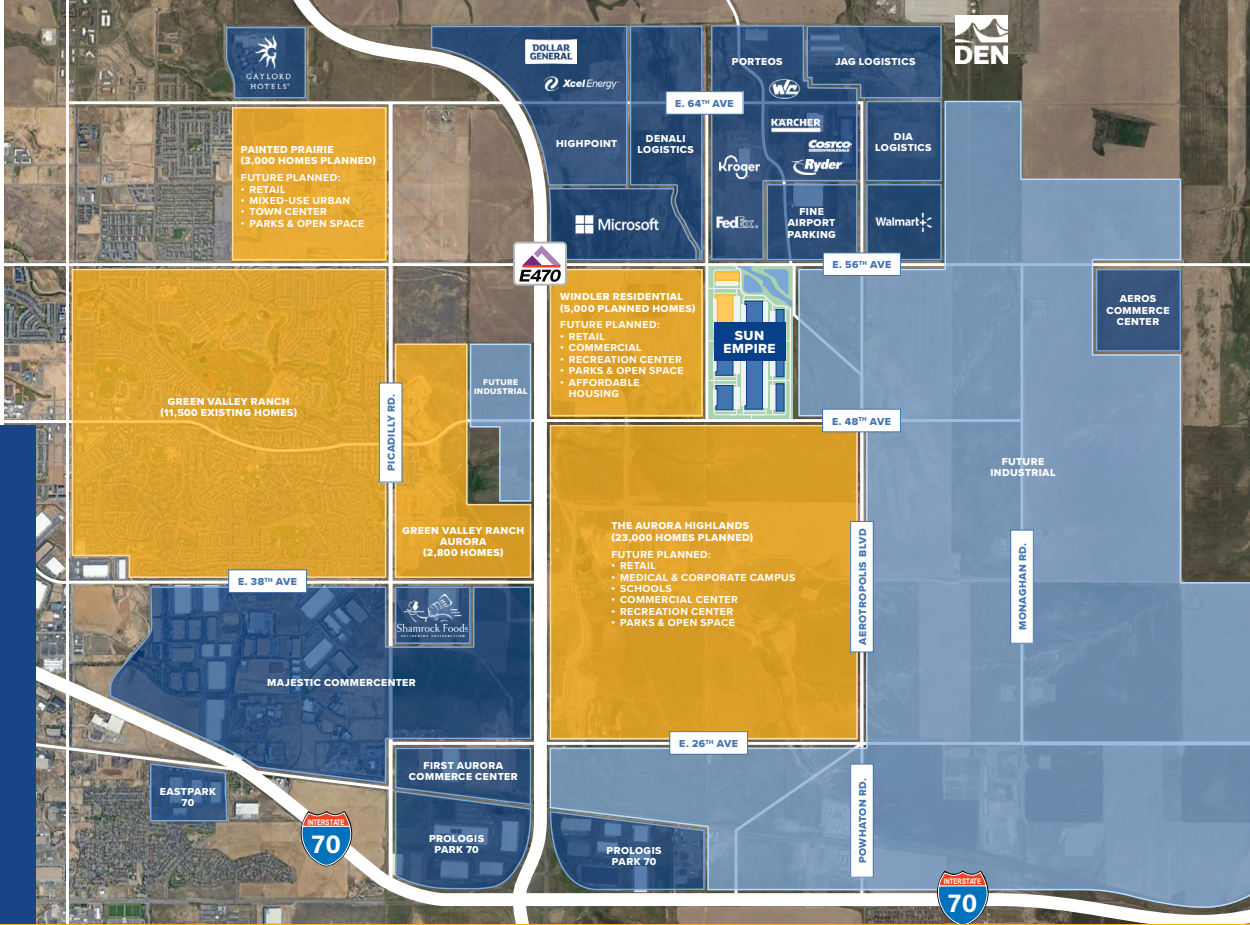
BUILDING 1B
25000 E. 56TH AVE. | AURORA, CO

Site Area	16.4 Acres
Building Size	±204,364 SF
Building Dimensions	784' X 260'
Clear Height	32'
Truck Court Depth	135'
Column Spacing	50' x 56'
Spec Office	3,415 SF
Docks	36
Dock Levels	Rite-Hite Levelers with 40,000 lb. capacity provided at every third dock position
Drive-In	2 (knock-out panels designed to accommodate 2 additional drive-in doors)
Car Parking	240
Trailer Parking	58
Power	3,000A/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 1B
25000 E. 56TH AVE.
AURORA, CO 80019

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