



25000 56TH AVE. | AURORA, CO

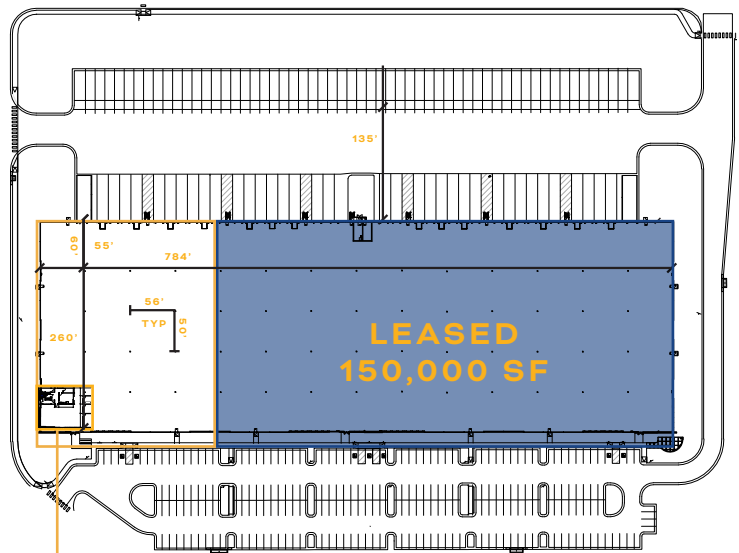
BUILDING 1B
±54,915 SF AVAILABLE



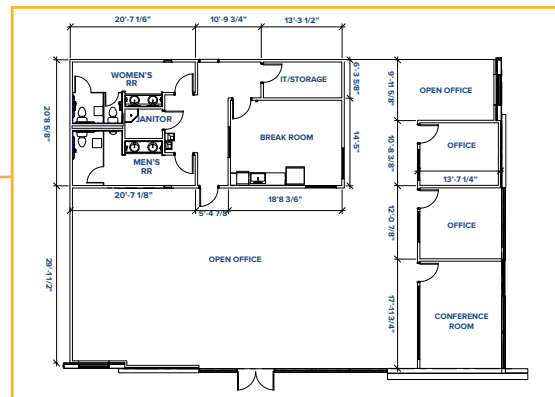
BUILDING 1B SPECS

25000 56TH AVE. | AURORA, CO

Site Area	16.4 Acres
Building Size	±204,915 SF
Available SF	±54,915 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 Levelers	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 Available	1,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD



3,415 SF SPEC OFFICE DESIGNED
& PERMITTED



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



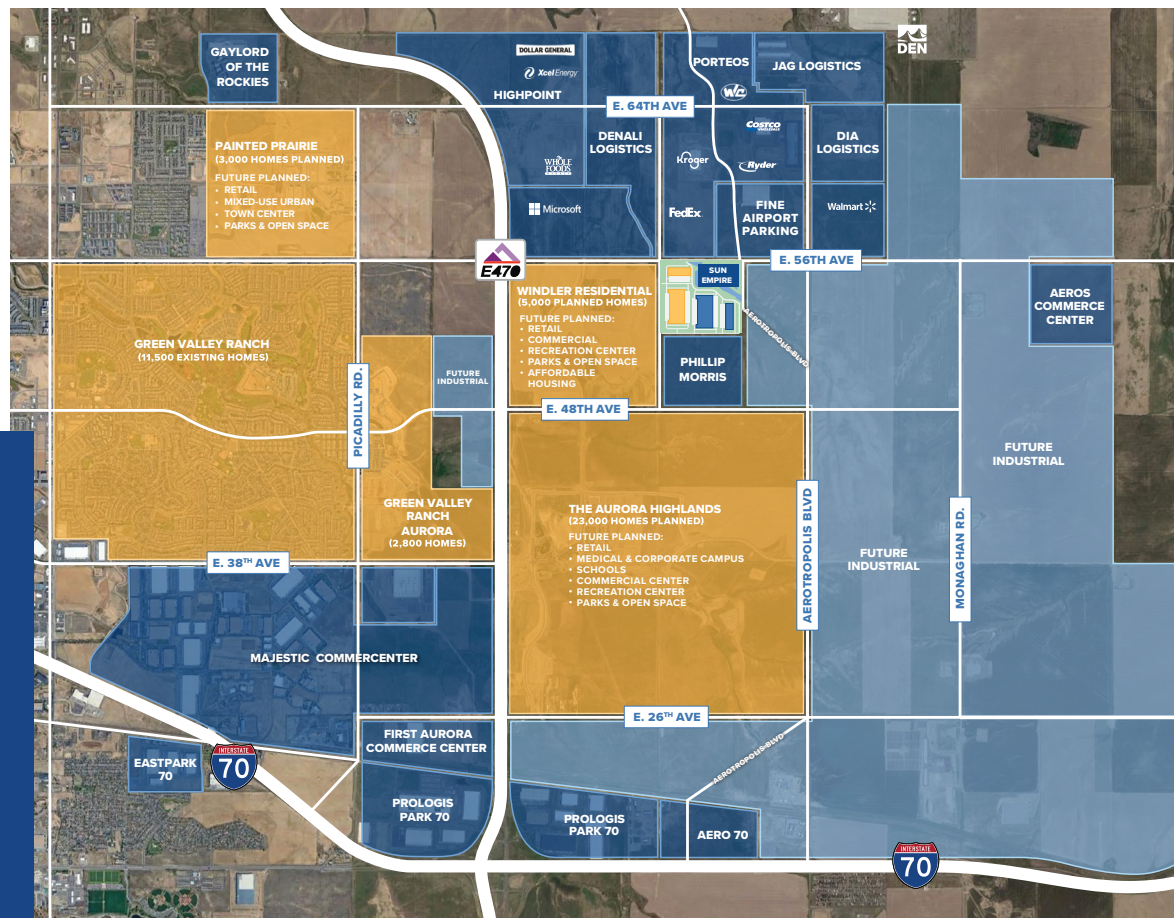
A GROWING AND QUALIFIED TALENT POOL



TRANSPORTATION MADE EASY



LEED CERTIFIED



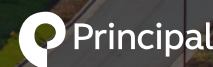
SUN EMPIRE

**BUILDING 1B
25000 56TH AVE.
AURORA, CO 80019**

WWW.SUNEMPIRE.COM

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

DANIEL CLOSE, SIOR
Senior Vice President
+1 303 946 3285
daniel.close@cbre.com



© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.