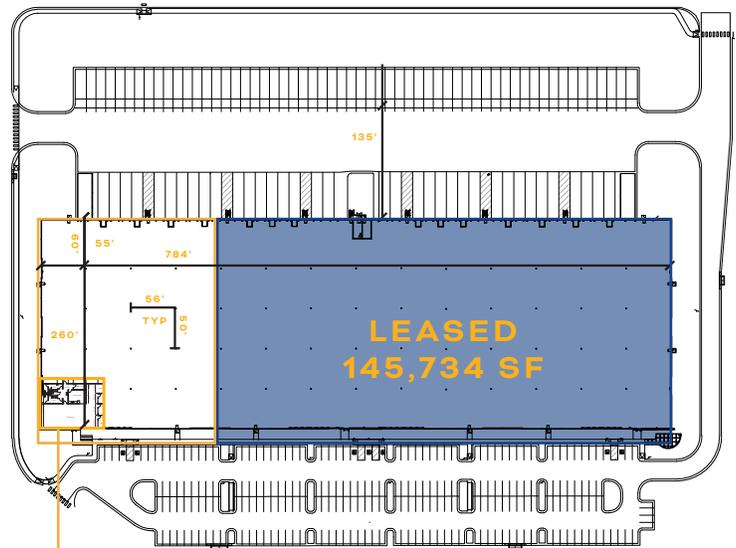




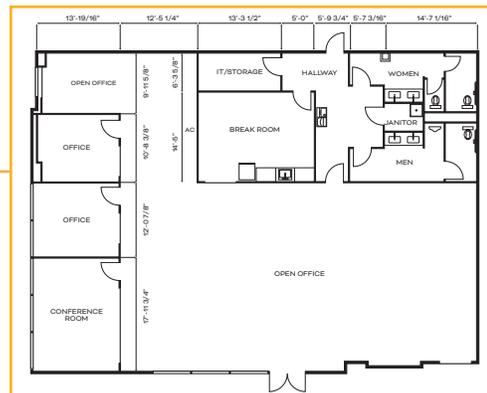
### BUILDING 1B SPECS

25000 56TH AVE. | AURORA, CO

Site Area	16.4 Acres
Building Size	±204,908 SF
Available SF	±58,602 SF
Building Dimensions	784' X 260'
Clear Height	32'
Truck Court Depth	135'
Column Spacing	50' x 56'
Spec Office	3,140 SF
Docks	10 Remaining
Dock Levelers	Rite-Hite Levelers with 40,000 lb. capacity provided at every third dock position
Drive-In	1 Remaining
Car Parking	44 Spaces Remaining
Trailer Parking	14 Spaces Remaining
Power Available	1,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD



3,140 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**



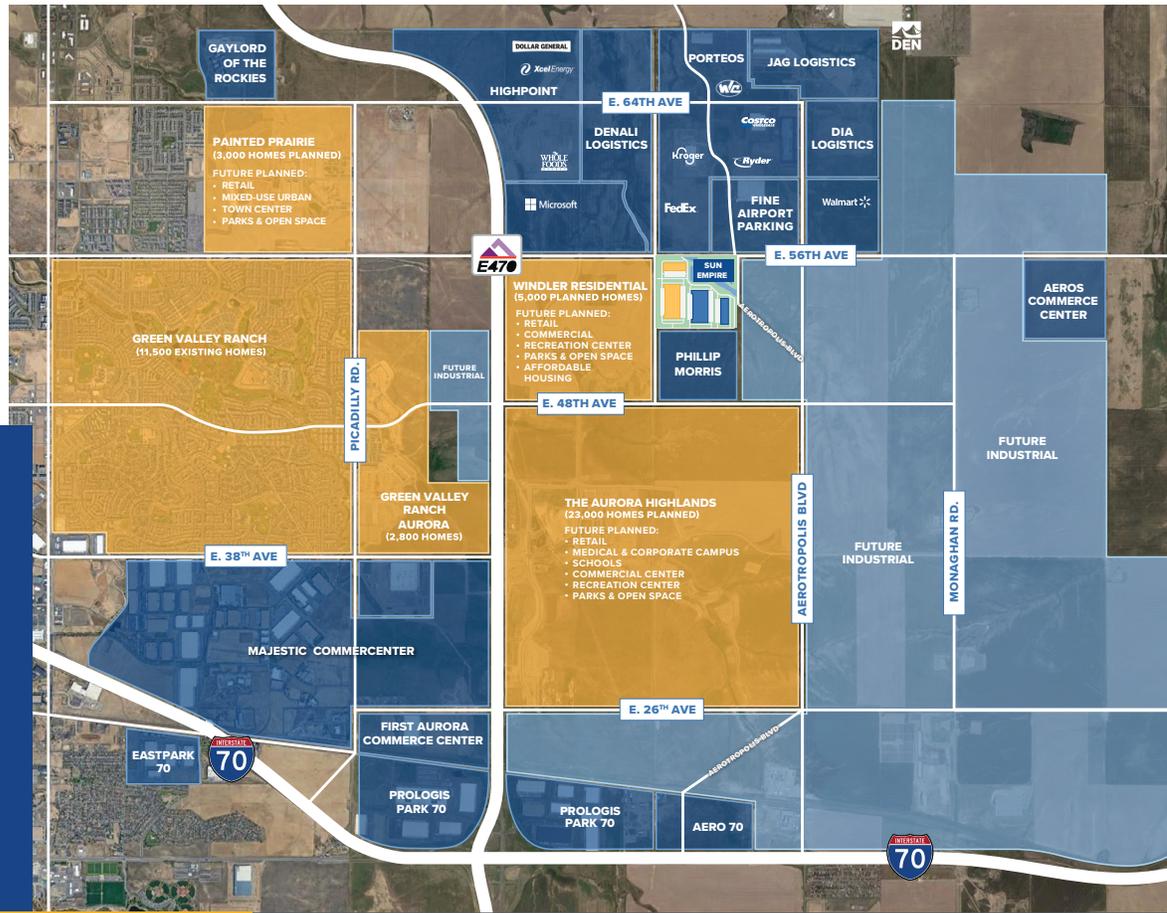
**A GROWING AND QUALIFIED TALENT POOL**



**TRANSPORTATION MADE EASY**



**LEED CERTIFIED**



# SUN EMPIRE

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

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