

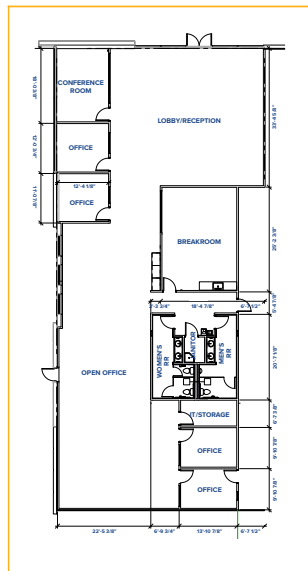
5300 N. HARVEST RD. | AURORA, CO



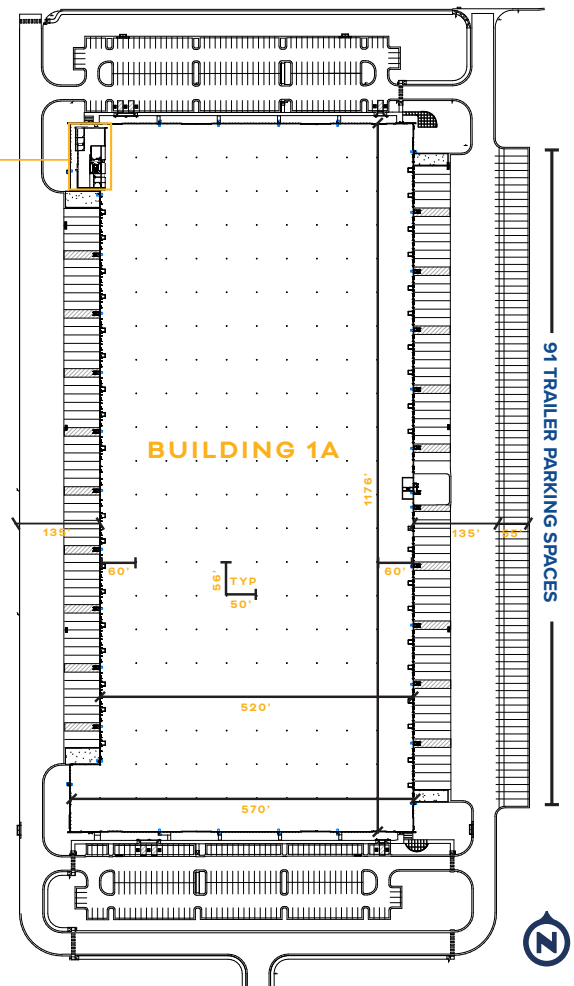
### BUILDING 1A

5300 N. HARVEST RD. | AURORA, CO

Site Area	35.8 Acres
Building Size	±625,197 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
County	Adams
Zoning	AD



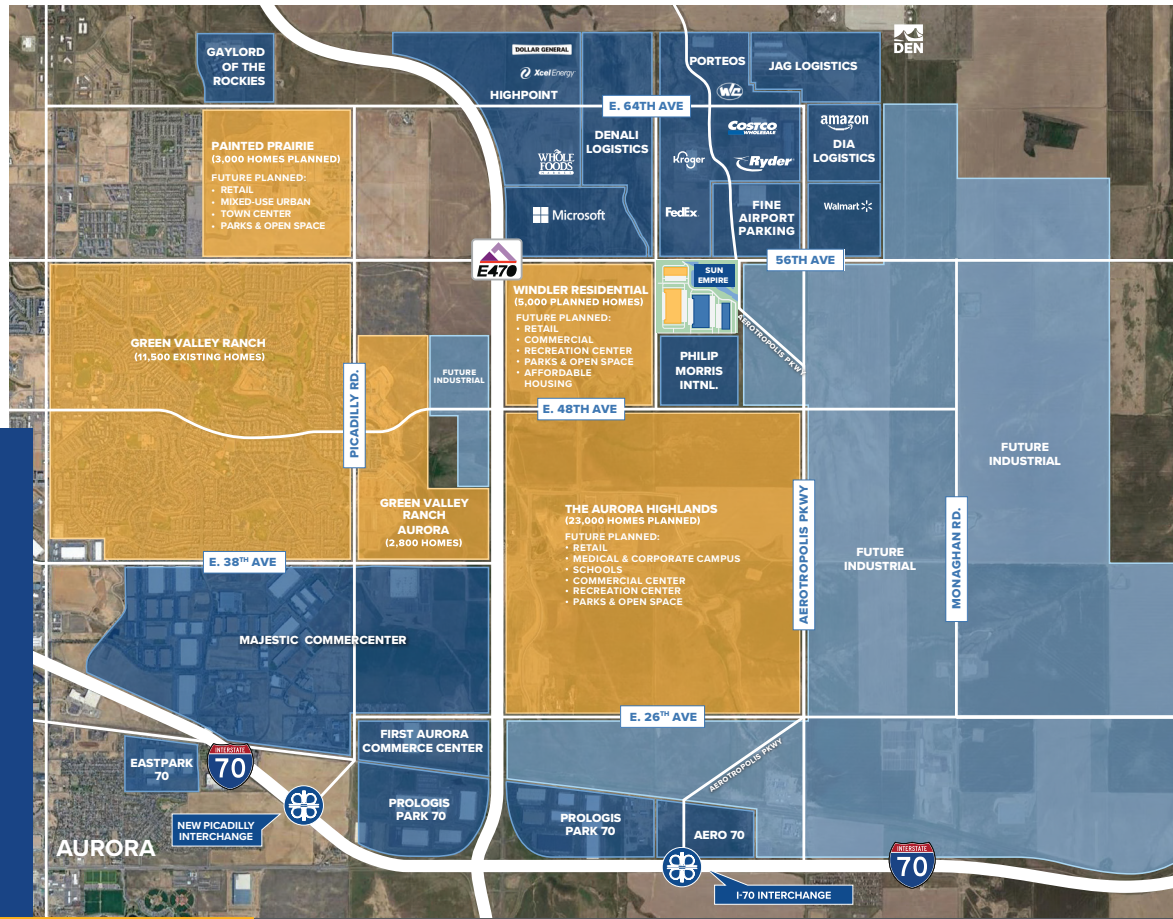
SPEC OFFICE 4,811 SF





## 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 1A  
5300 N. HARVEST RD.  
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



© 2024 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.



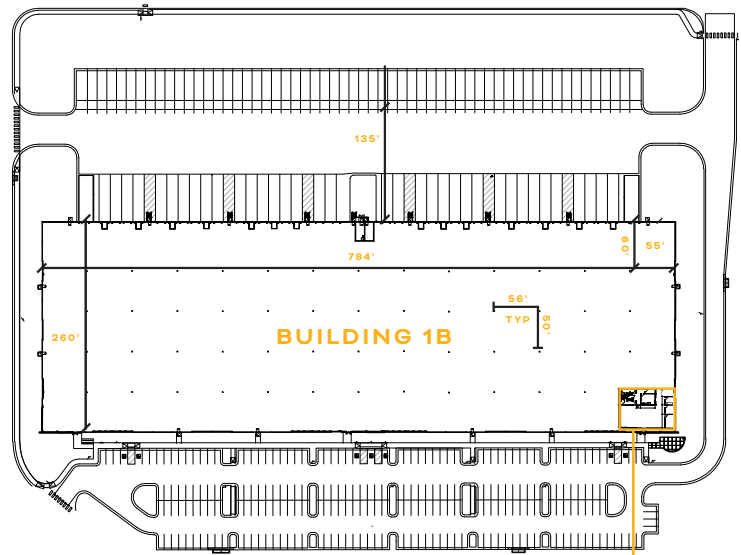
25000 56TH AVE. | AURORA, CO



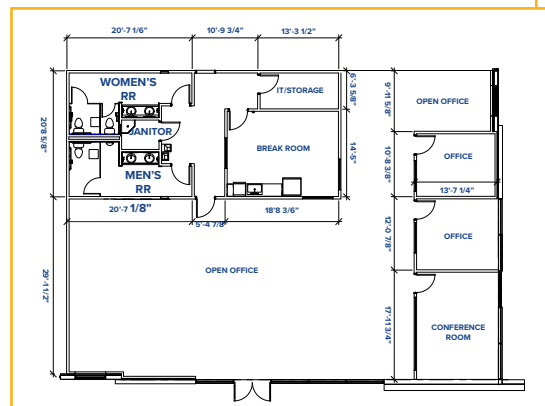
### BUILDING 1B SPECS

25000 56TH AVE. | AURORA, CO

Site Area	16.4 Acres
Building Size	±204,915 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	3,000A/480V
Lease Rate	To Quote
County	Adams
Zoning	AD



3,415 SF SPEC OFFICE COMPLETE





## 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**



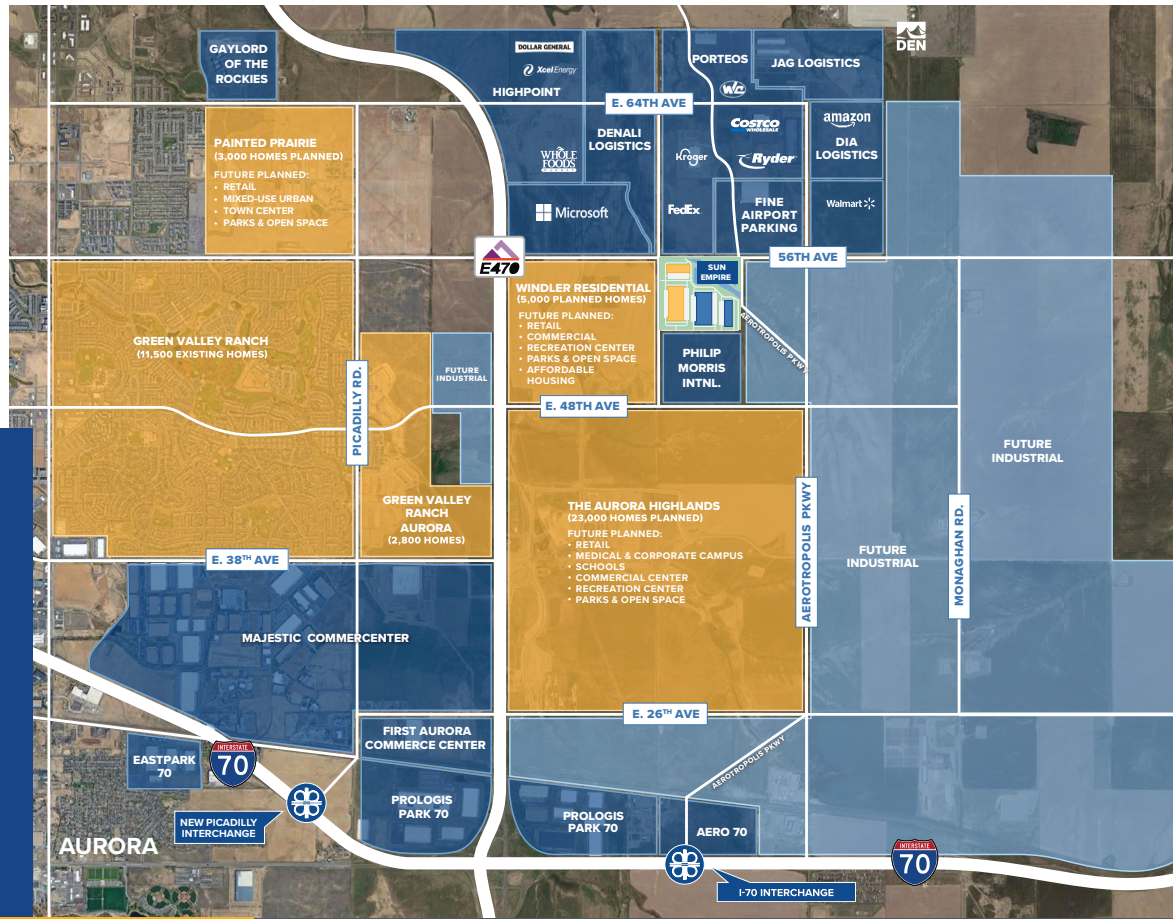
**A GROWING AND QUALIFIED TALENT POOL**



**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



© 2024 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.