



BUILDING 1A

±625,197 SF

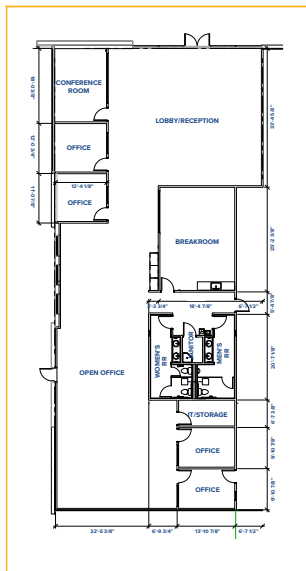
5300 N. HARVEST RD. | AURORA, CO



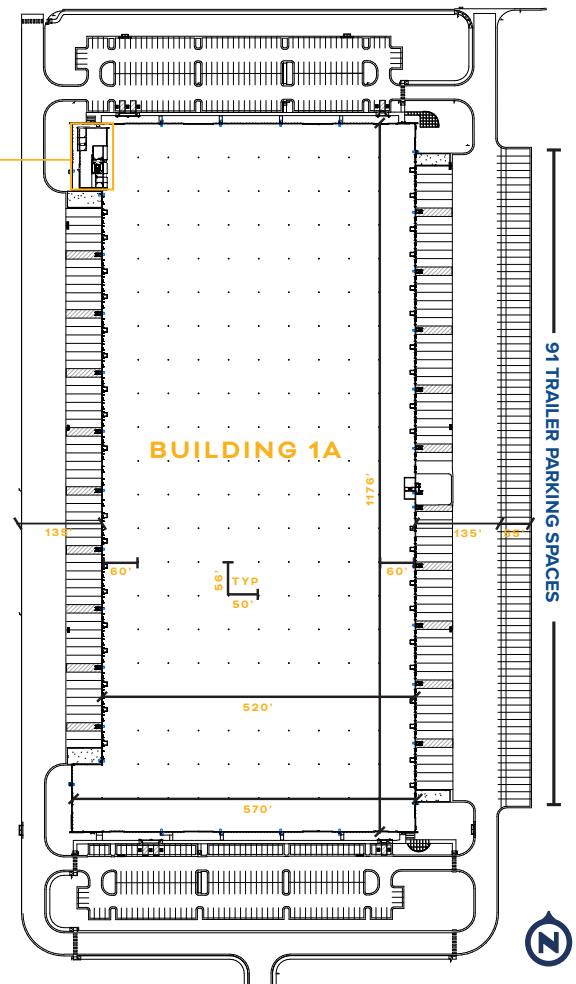
BUILDING 1A

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



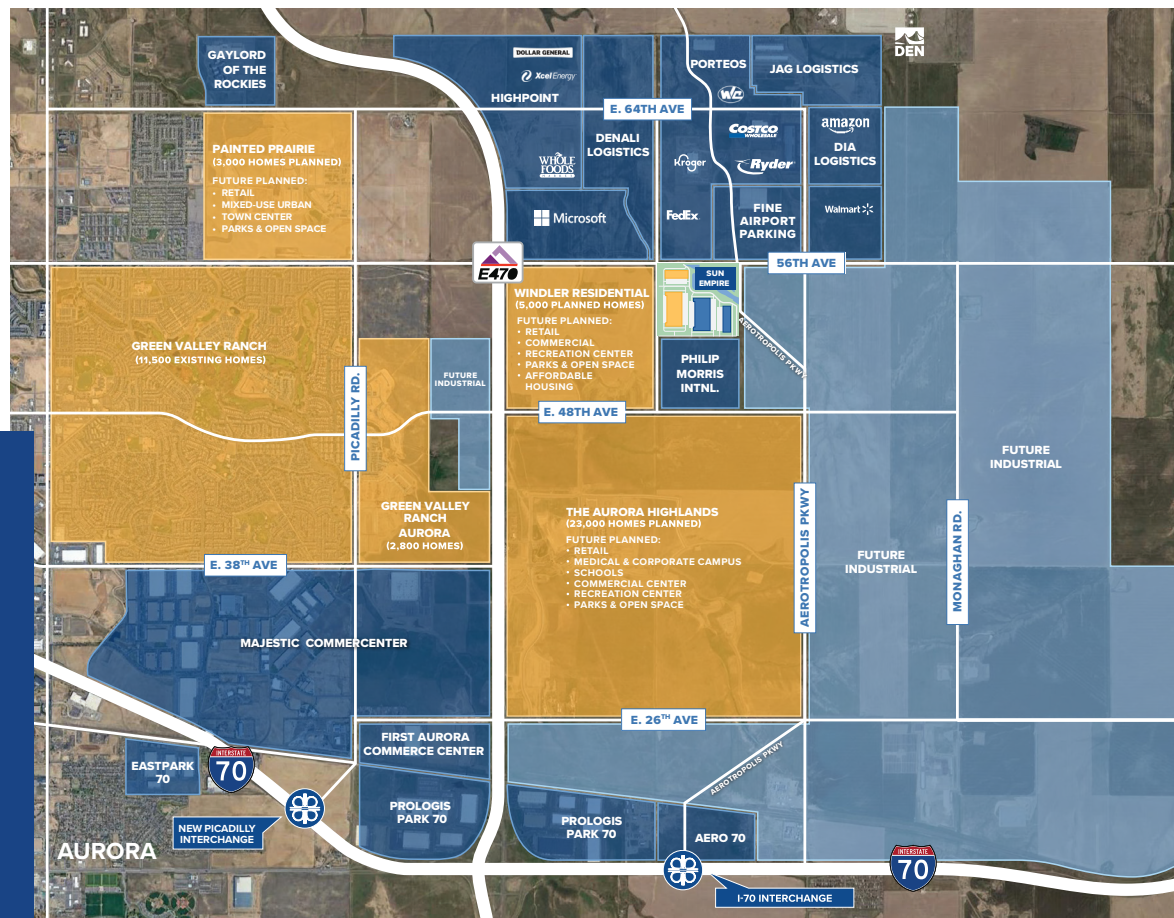
A GROWING AND QUALIFIED TALENT POOL



TRANSPORTATION MADE EASY



LEED CERTIFIED



SUN EMPIRE

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

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25000 E 56TH AVE. | AURORA, CO

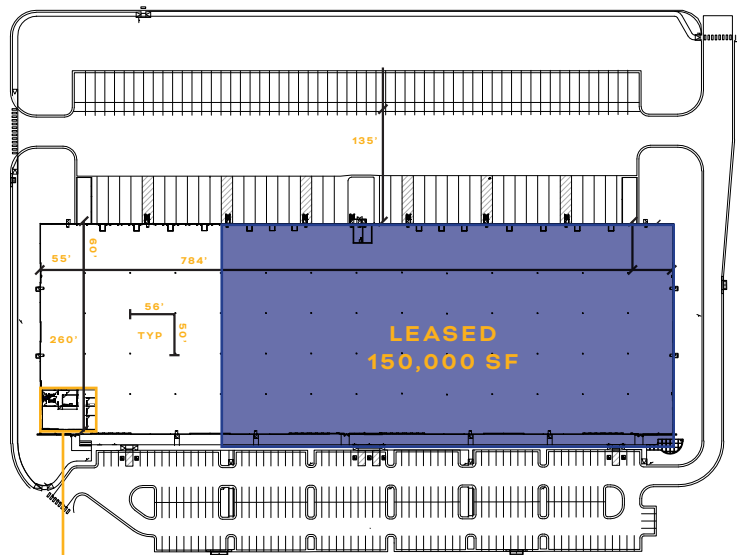
BUILDING 1B
±54,915 SF AVAILABLE



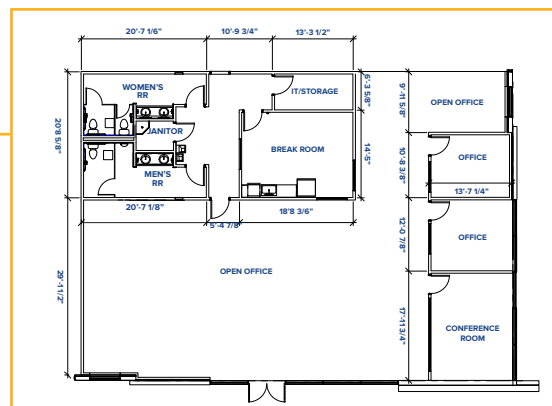
BUILDING 1B SPECS

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 accomodate 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 DESIGNED
& PERMITTED**



A MEASURABLE ADVANTAGE

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AT THE HEART OF EVERYTHING



BUILT FOR ENTERPRISE



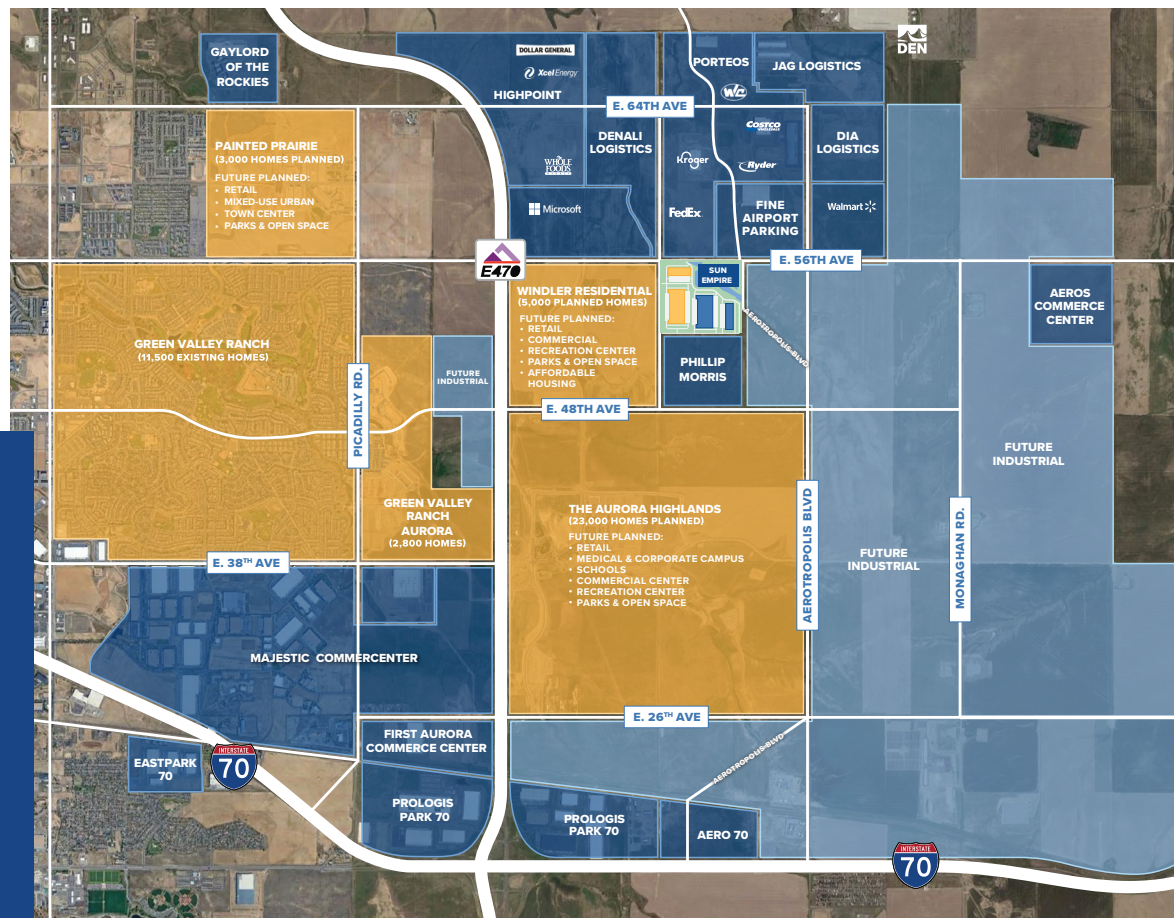
A GROWING AND QUALIFIED TALENT POOL



TRANSPORTATION MADE EASY



LEED CERTIFIED



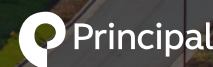
SUN EMPIRE

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25000 56TH AVE.
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