

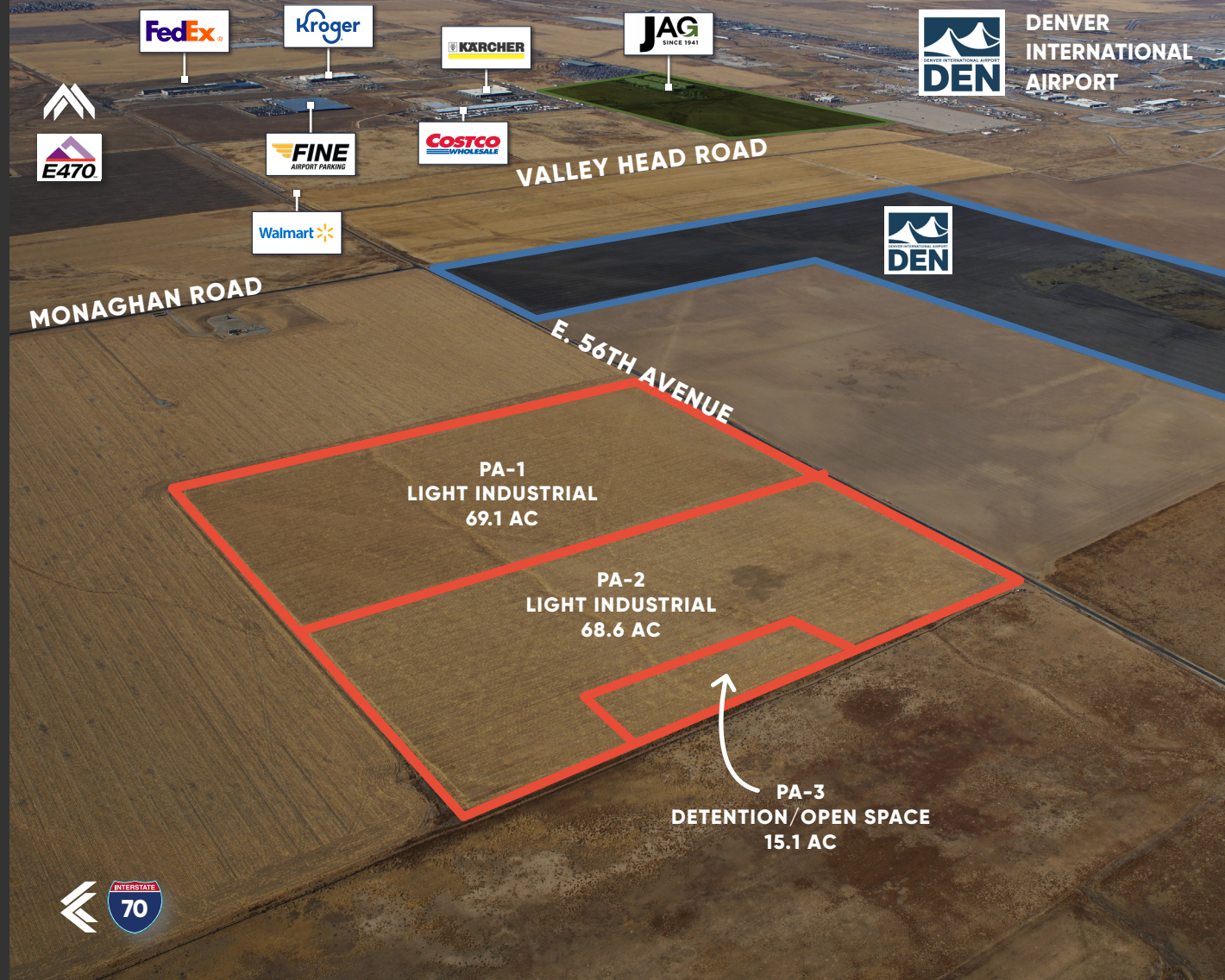


LOGISTICS CENTER

AURORA, CO

- 157 Acre Master Planned Industrial Park
- Build-to-Suits For Lease or Sale - Up to 2 million SF
- Land Sites Available for Sale
- 5 Minutes from Denver Int'l Airport
- Opportunity Zone and Foreign Trade Zone
- Airport District Zoning
- Quick Access to I-70 and E-470
- Economic Incentives Available

AVAILABLE FOR LEASE, SALE OR BUILD-TO-SUIT



AARON VALDEZ, SIOR
+1 303 819 7333
aaron.valdez@cushwake.com

ALEC RHODES, SIOR
+1 303 312 4282
alec.rhodes@cushwake.com

TYLER SMITH, SIOR, CCIM
+1 303 312 4296
t.smith@cushwake.com

DANIEL GREEN
CEO & Co-Managing Partner
+1 720 617 8901
dgreen@jagreen.com



OPPORTUNITY OVERVIEW



Build-to-suits available for lease or sale
Land sites available for sale



Airport District (AD) zoning



Favorable demographics: over 100,000 homes slated for the area



Quick access to E-470, Peña Blvd and I-70



Conceptual plans include 3 buildings: 1 million SF, 500K SF, 500K SF



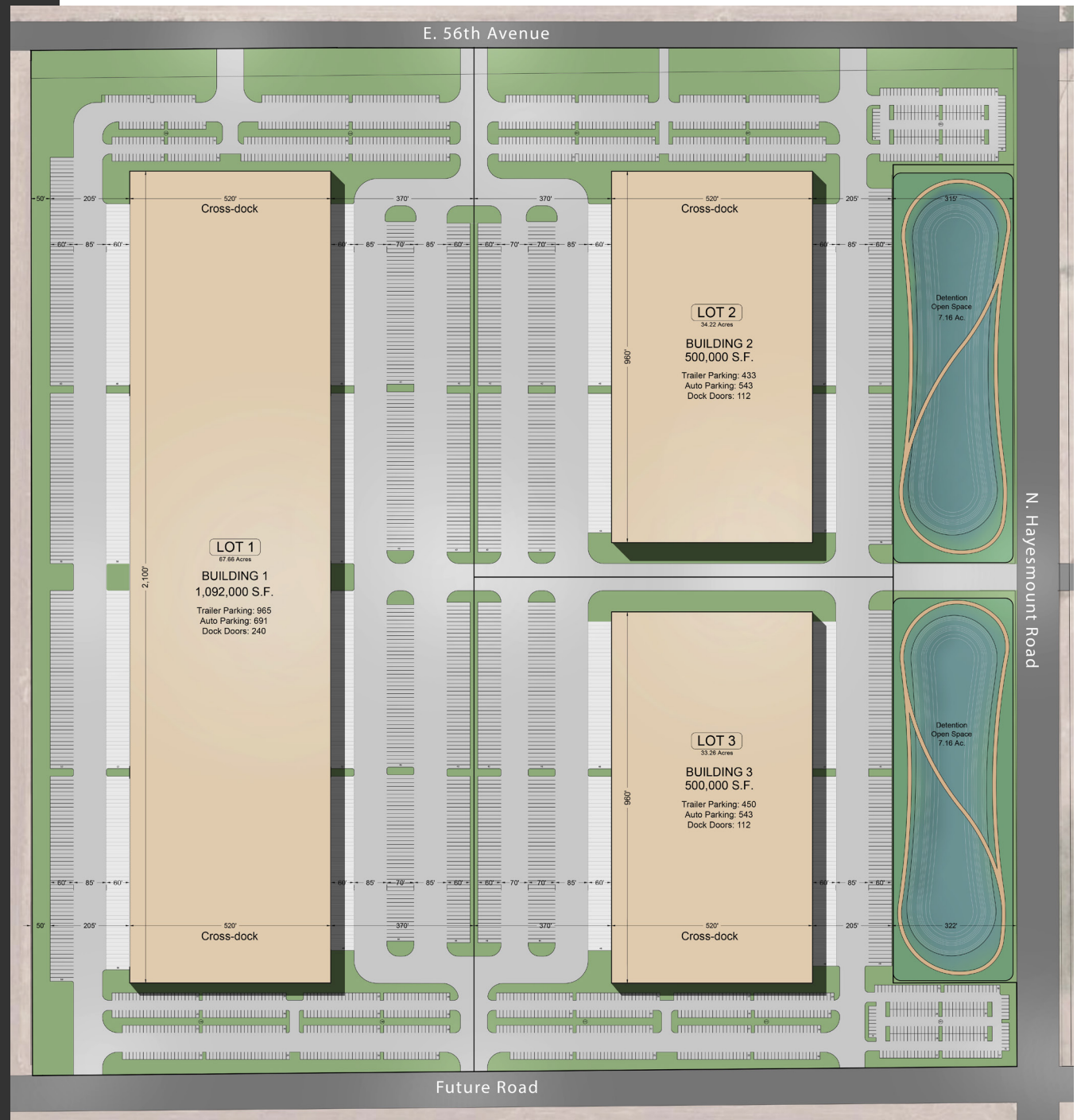
5 minutes to DEN



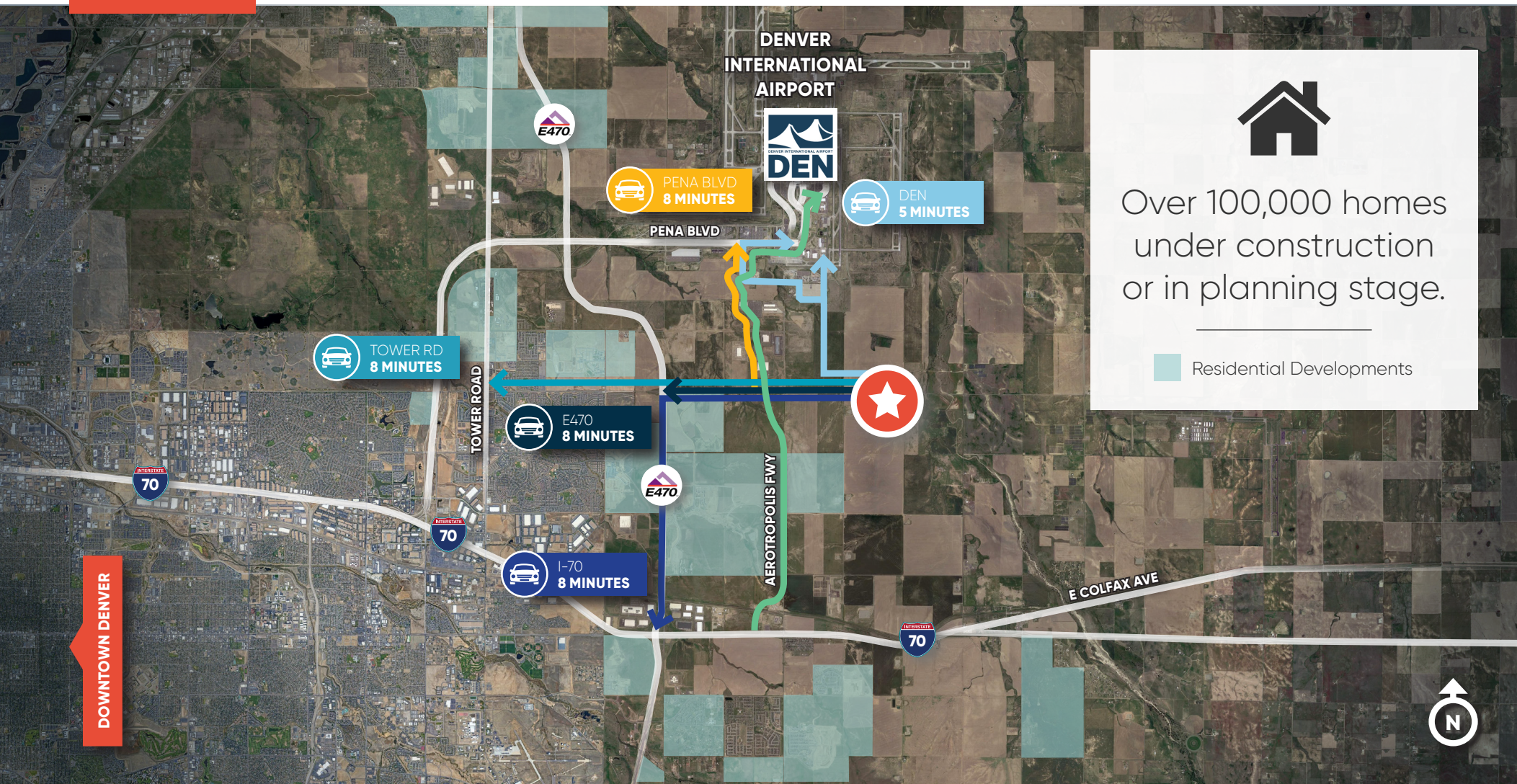
Opportunity and Foreign Trade Zone location



CONCEPTUAL SITE PLAN



ACCESSIBILITY



Build your company's future at Aeros Logistics Center and take advantage of one of the most strategic and accessible locations in the region.





NEARBY COMPANIES AND AMENITIES