



FOR SALE OR LEASE

# Park 70

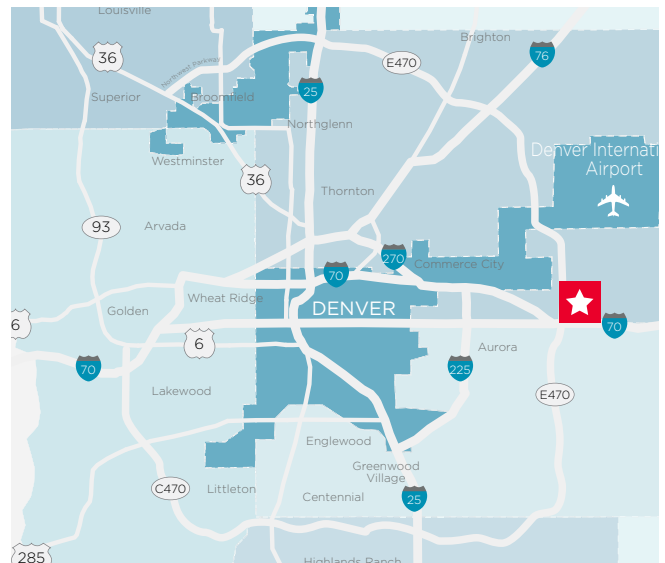
1910 N. Gun Club Road | Aurora, Colorado 80019

## NEW CLASS A DEVELOPMENT



### Property Information

|                           |  |
|---------------------------|--|
| <b>Building SF</b>        | 163,790 SF   |
| <b>Available SF</b>       | ±99,891 SF (Divisible to ±42,042 SF)                         |
| <b>Land Area</b>          | ±10.29 AC  |
| <b>Office</b>             | To suit  |
| <b>Clearance</b>          | 32'  |
| <b>Loading</b>            | 20 (9' x 10') Dock-high doors<br>1 (12' x 14') Drive-in door |
| <b>Parking</b>            | 0.90 : 1,000 SF  |
| <b>Trailer Storage</b>    | 64 Trailer parking stalls                                    |
| <b>Fire Sprinklers</b>    | ESFR   |
| <b>Electrical Service</b> | 3,000 Amp, 277/480 volt, 3-phase<br>(For entire building)    |
| <b>Column Spacing</b>     | 52' x 57' With 60' speed bay                                 |



### Advantages & Amenities

- Front park / rear load design with trailer parking
- Quick access to I-70, I-225 and E-470
- Excellent labor supply and close proximity to amenities
- 185' Truck court with 60' concrete apron
- Located within Park 70 with the following tenants: Amazon, Best Buy, MasterCraft, Southern Wine, US Foods, Niagara Bottling, Interline Brands, GM, Furniture Row, and O'Reilly Auto Parts

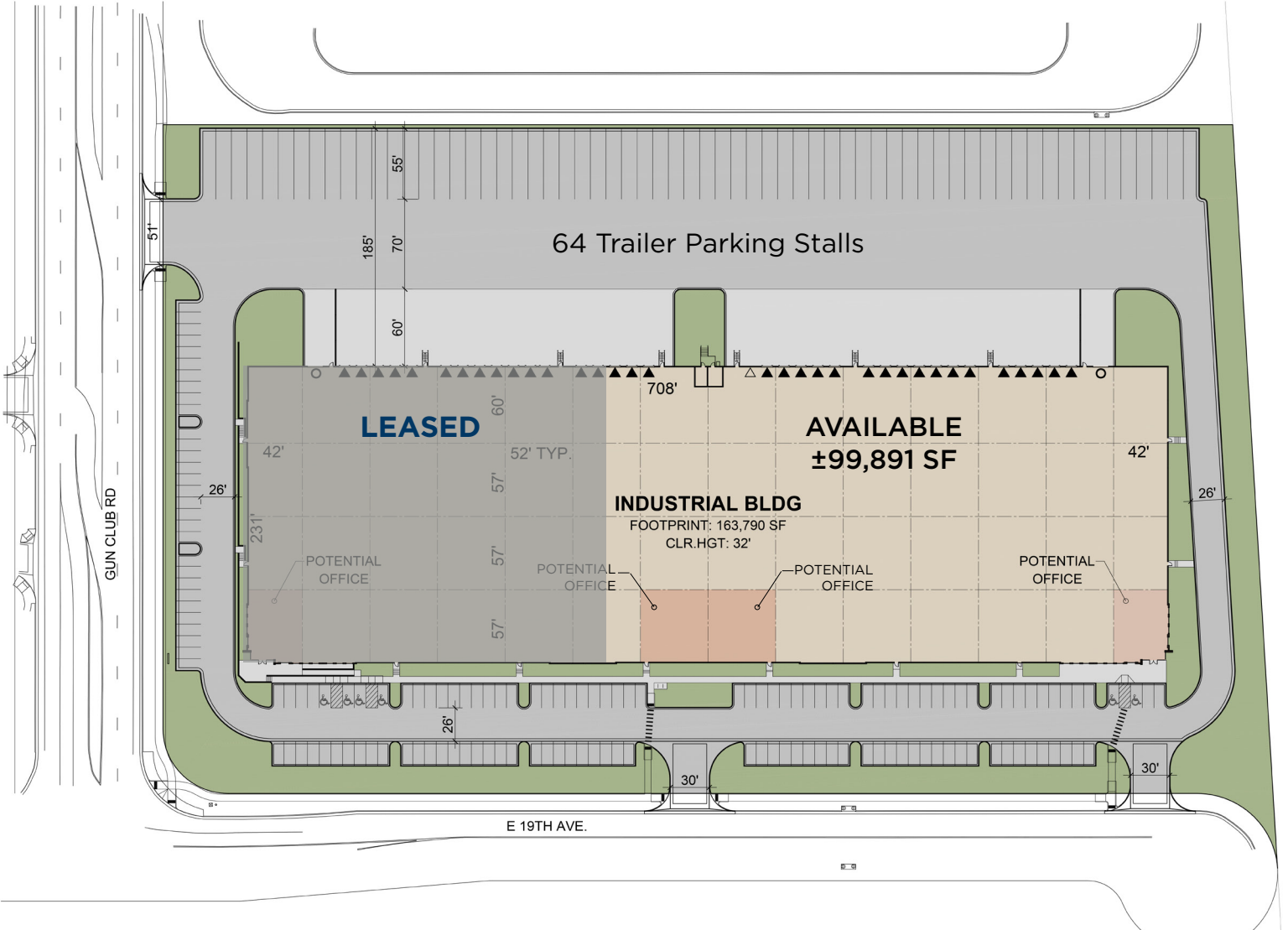


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## Site Detail



For more information, please contact:

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