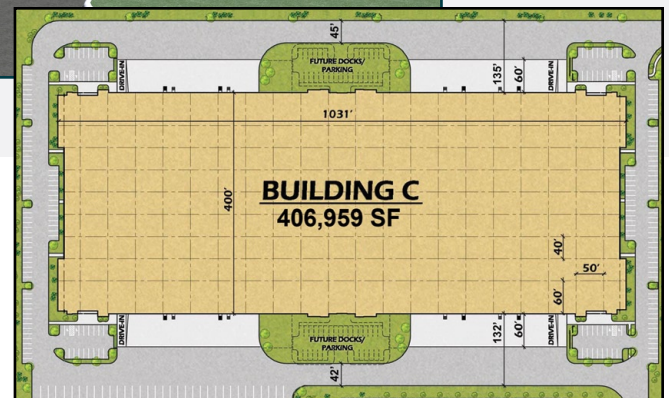


Aurora Commerce Center

MASTER-PLANNED BUSINESS PARK



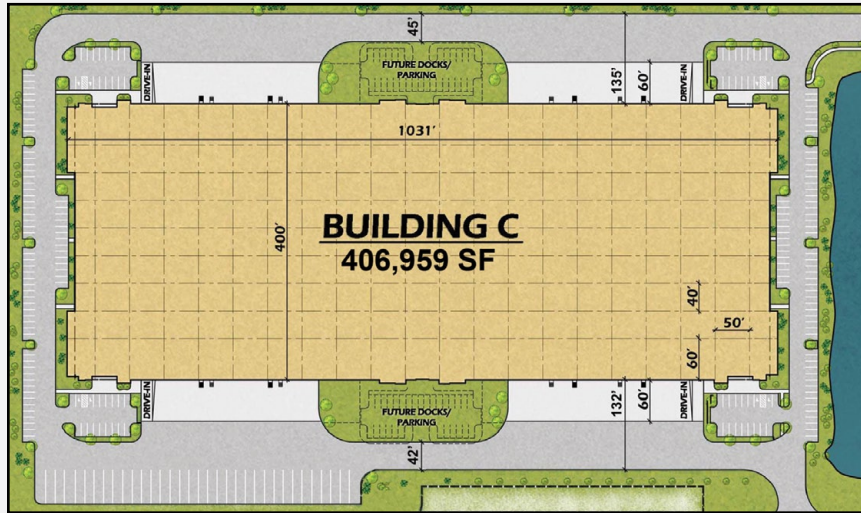
BUILDING C

Building C is a speculative, state-of-the-art, 406,959 SF industrial building in ACC, a 162-acre master-planned business park. Building features include a contemporary design, tilt-up panel walls, concrete slab-on-grade floors and 32' clear heights. Users also have the option of divisible space in 50,870 SF units.



Aurora Commerce Center

MASTER-PLANNED BUSINESS PARK



FACILITY USAGE

Building C can accommodate a variety of business operators including warehouse, manufacturing or distribution. Ideally located, the park features easy access to I-70 and E-470 and is close to many interstates and highways for your growing business.

BUILDING C FEATURES:

- Space Available 406,959 SF
- Minimum Divisible 50,870 SF
- Clear Height 32'
- Truck Court 132'-135'
- Access Adjacent to I-70 and E-470 interchanges
- Column Spacing 50' x 40' Interior columns
50' x 60' Loading bay
- Dock Doors 71 – 9' x 10' doors (expandable to 92)
- Drive-in Doors 4 – 12' x 14' doors
- Parking Spaces 211
- Trailer Spaces 34
- Roof EPDM
- Fire System ESFR sprinkler system
- Electrical 4000 amp, 480/277 volt, 3-phase service
- Lighting Metal halide
- HVAC Space heaters
- Completion 2nd quarter 2007

CONTACT INFORMATION:

For leasing information please contact
 Steve Hager at 303-813-6446,
 Kirk Vanino at 303-813-6453 or
 Mitch Zatz at 303-813-6449
www.cushwake.com



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