

Aurora Commerce Center

MASTER-PLANNED BUSINESS PARK



INTRODUCTION

Aurora Commerce Center (ACC) is a 162-acre master-planned business park located adjacent to the E-470 and I-70 interchange in Aurora, Colorado. This select property provides the perfect setting for companies looking to establish, consolidate and grow operations in one convenient and strategic location.

ACC offers customized sites for build-to-suit opportunities, flexible expansion capabilities, and land sales for users looking for as little as 30,000 SF, or 500,000 SF for users with larger capacity requirements. ACC can provide buyers with flexible parcel sizes and construction services for any type of facility. Additional benefits include convenient access to major interstates and key secondary arteries for companies looking for convenient and efficient distribution channels.



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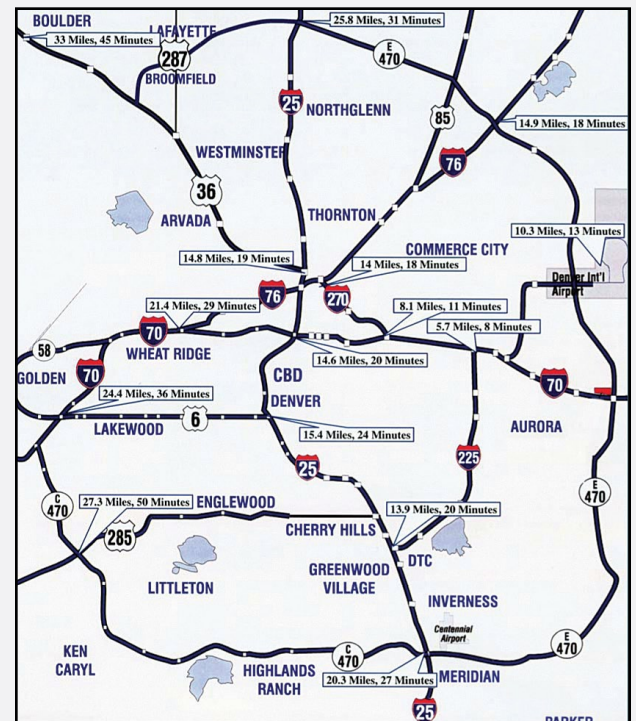


PARK HIGHLIGHTS

Strategically located in the Northeast/Airport Denver submarket with direct access to major interstates and highways, ACC provides a unique hub for businesses serving the Midwest, western and southwestern regions of the United States as well as Mexico and Canada.

ACC FEATURES AND BENEFITS:

- Strategic location
- Situated in the business friendly city of Aurora and Adams County
- Convenient to Denver International Airport
- E-470 visibility
- Easy access to E-470 and I-70 and near I-25, I-76, I-225, I-270 and Highway 36
- Abundant workforce
- Zoned light industrial allowing for a variety of office, warehouse, distribution and light manufacturing
- Build-to-suit opportunities
- Flexible expansion capabilities
- Land sales



CONTACT INFORMATION:

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