

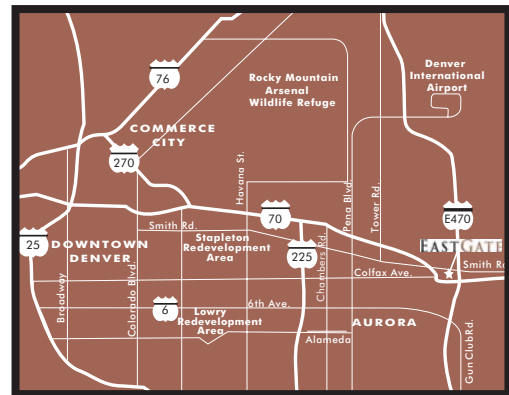


SPECULATIVE DEVELOPMENT



BUILDING ONE

- Size:** 450,000 SF
- Available:** 450,000 SF
- Divisible:** To Approximately 30,000 SF
- Location:** Northwest Corner of I-70 & E-470
Aurora, Colorado
- Clearance:** 30'
- Sprinkler System:** ESFR
- Loading:** 96 Dock-High Doors
8 Drive-In Doors
- Offices:** Build-to-Suit
- Parking:** ± 0.68 : 1,000 SF (More Possible)
- Trailer Parking:** 51 Trailer Parking Stalls (More Possible)
- Power:** 277/480 Volt, 3 Phase, 4 Wire Power
- Bay Spacing:** 52' x 50' Typical
- Highway Access:** I-70 and E-470, Easy Access to I-25, I-225, I-270, and I-76
- Available:** First Quarter 2005



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For additional information on EastGate, please contact:

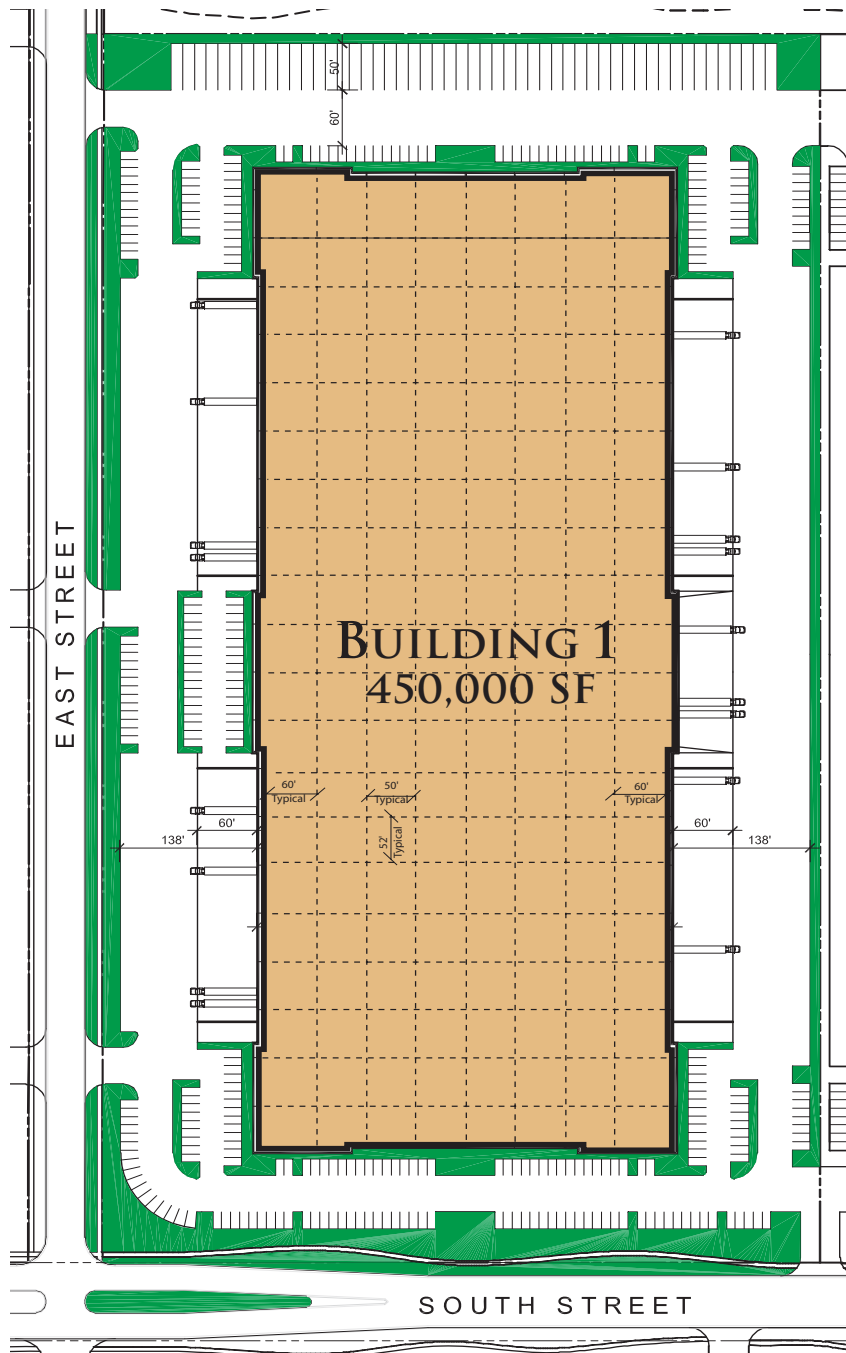
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