

# HARVEST YARDS

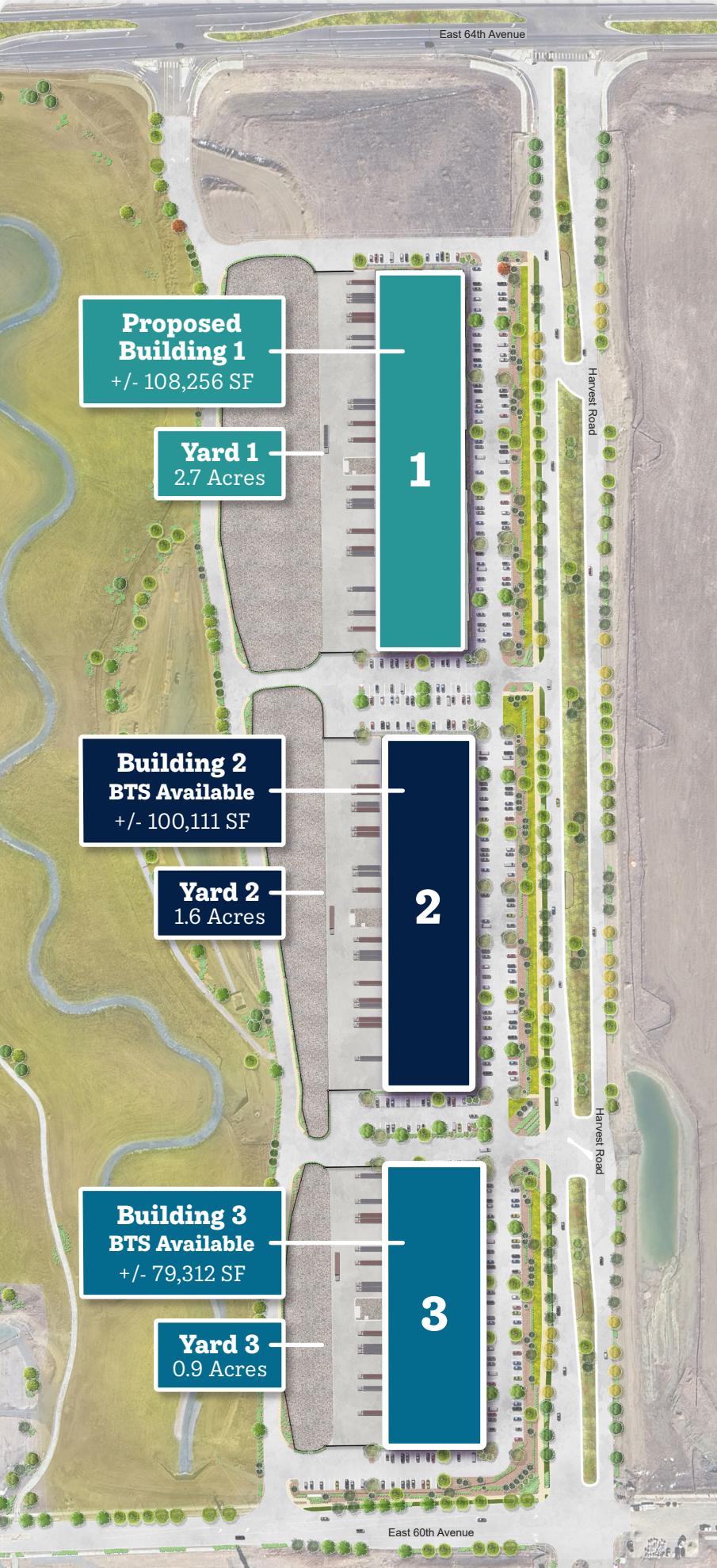
## AT BOX ELDER

NWC OF HARVEST ROAD AND E. 60TH AVE.  
AURORA, CO 80019



## INDUSTRIAL OUTDOOR STORAGE (IOS)

- Building 1: Available to start Construction immediately
- Build-to-Suits available for building 2 & 3 Sites



A unique opportunity to occupy grade-level, new construction with yard near DEN airport.

The property is located in the most rapidly growing submarket in the Denver metro area, with 85,000 homes to be built in the near future.

Building 1 at Harvest Yards at Box Elder will offer a wide range of sizes starting at 16,000 to 108,256 SF which includes up to 2.7 acres of yard. It will boast the market's most functional and well-equipped buildings, featuring grade-level construction, highceilings, wide drive-in doors and a large yard.

#### • Advantageous Location

Adjacent to Denver International Airport and just minutes from E-470, Harvest Yards at Box Elder boasts one of the most accessible locations in the region

#### • Flexible Design

Flexible warehouse space with drive-in bays, adaptable to sizes ranging from 16,000 - 108,000 SF

#### • Rare Outdoor Yard

Grade level buildings with large, functional yard space

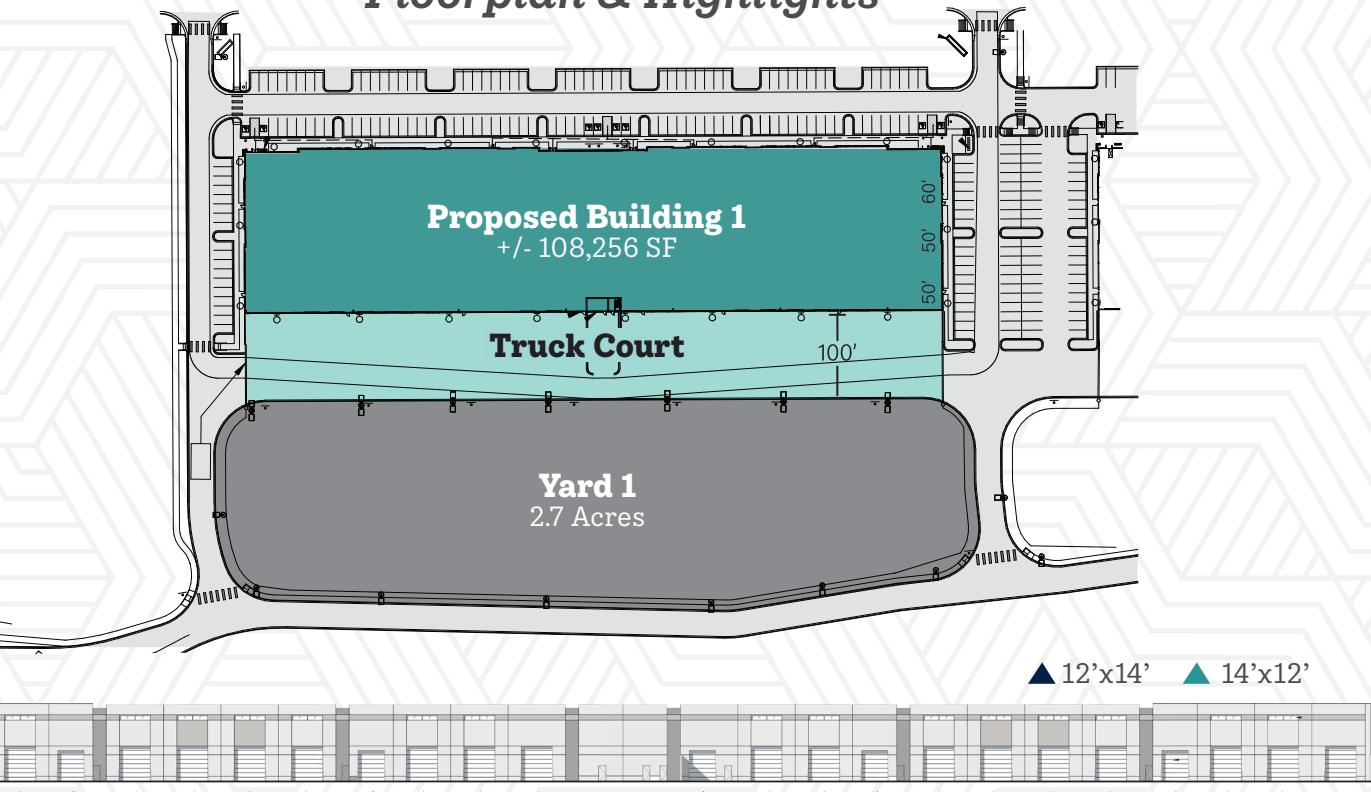
#### • AD Zoning

Airport District (AD) zoning - allows for all industrial & commercial uses, including outside storage

#### • Enterprise Zone & Opportunity Zone

## PROPOSED BUILDING 1

### Floorplan & Highlights



Bays	Size	Office	Clear Height	Power	Drive-Ins	Docks	Optional Yard Space
2 bays	15,940 SF	To Suit	28'	400A/480 3-Phase	2	To Suit	17,500 SF
3 bays	24,690 SF	To Suit	28'	400A/480 3-Phase	6	To Suit	27,400 SF
4 bays	33,140 SF	To Suit	28'	600A/480 3-Phase	8	To Suit	36,500 SF
5 bays	41,450 SF	To Suit	28'	600A/480 3-Phase	10	To Suit	45,700 SF

Available SF	Building 1: +/- 108,256 SF
Available Yard	Yard 1: 2.7 Acres
Parking	Building 1: 142 Parking Spaces
Drive in Doors	Building 1: 14' x 16': Nineteen (19), 12' x 14': Five (5)
Clear Height	28'
Construction Type	Tilt up concrete
Sprinkler	ESFR
Power	Building 1: 3000A
Total Land Size	28.2 Acres

# AREA MAP



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