



STAFFORD BUSINESS PARK

I-70 / E-470 AND E. COLFAX AVENUE

AURORA, COLORADO 80018



STAFFORD
BUSINESS PARK



±350 ACRES

METRO DENVER'S NEXT PREMIER INDUSTRIAL BUSINESS PARK

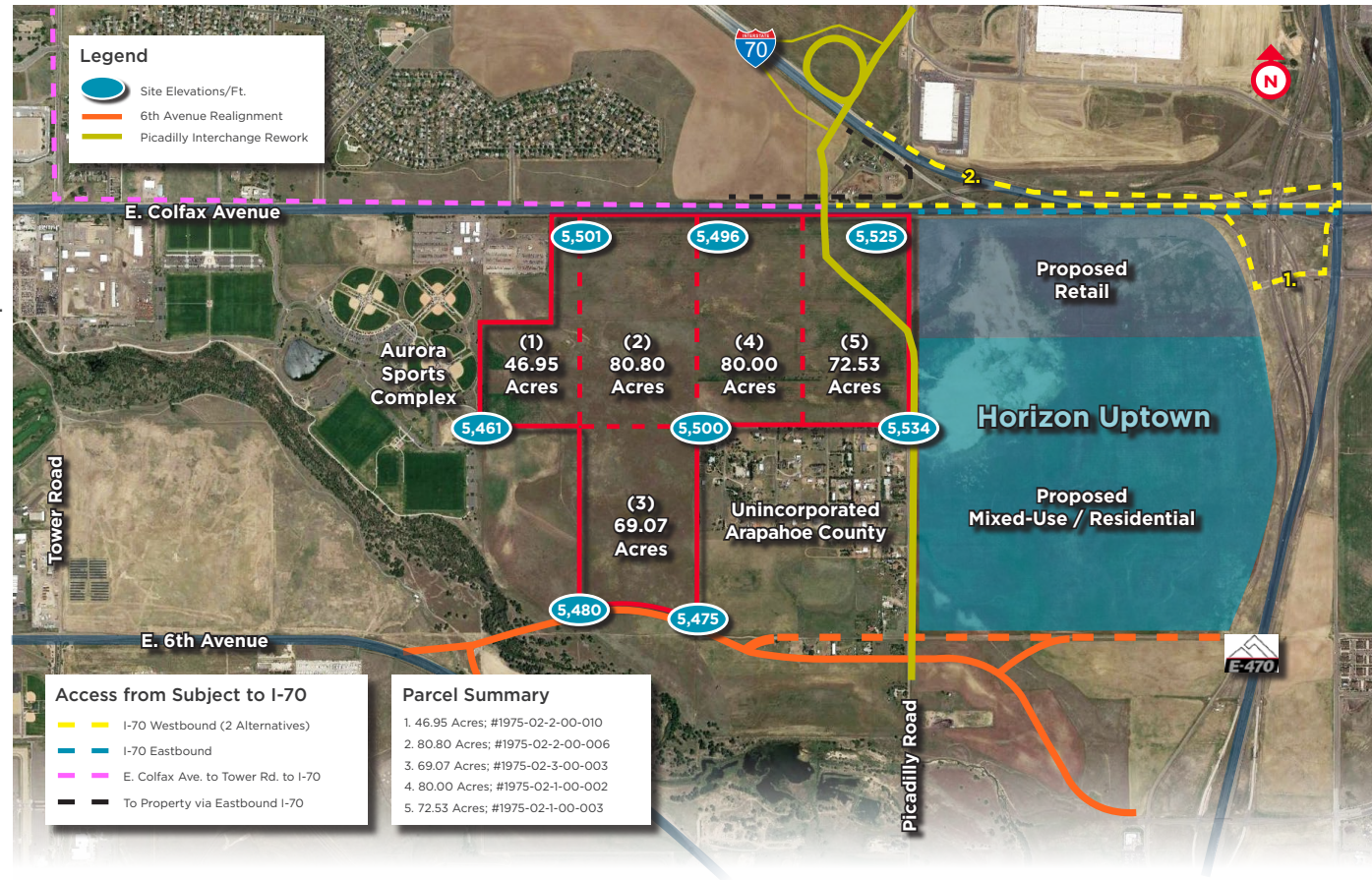
Property Details

Site Size	±350 Acres
City / County	Aurora / Arapahoe County
Proposed Zoning	M-1, B-3
Topography	Gently sloping northeast to southwest
Water / Sewer	City of Aurora 24" Water & 12" sewer on Colfax Ave. 30" Water & 30" sewer on 6th Ave.
Frontage	0.65 Mile (Colfax Avenue)
Proposed Uses	Industrial, retail, office and commercial

The Project

Stafford Business Park is the one of the most prolific land sites to be brought to the market in the last decade. Located at the confluence of I-70, E-470, E. Colfax Avenue and Picadilly Road, this property measures approximately ±350 acres of unimproved land, gently sloping from northeast to southwest. With visibility from both interstates, the property offers superior transportation access compared to any other major business park in the area.

In the future, this property is slated to benefit from a new interchange at I-70 and Picadilly on the east edge and realignment of 6th Avenue on the south edge of the property. New construction of both residential and commercial developments adjacent to the site will bring further identity, labor and amenities to the area. The 3,303 feet (0.65 mile) of frontage on Colfax Avenue on the north edge of the property provides retail development opportunities and the functional dimensions allow a developer to construct a myriad of different building sizes to capture market demand.



As Denver's industrial market continues to grow, vacancy has remained historically low while demand continues to remain high. The Stafford Business Park provides a large development opportunity in one of the nation's strongest markets.

The Offering

Cushman & Wakefield has been retained as exclusive agents for the owners of the properties identified in this brochure and have been instructed to offer the

property to the market without specific deal structure terms and conditions. The ownership will consider the following transaction structures: bulk sale, phased sale, partial sale and joint venture.

A bid deadline has not been set, but Cushman & Wakefield is currently registering all interested parties. Please contact the listing brokers to complete the registration process.

Aurora Accolades

- #1 Metro area's ranking among Best Places for Business and Careers in the US (Forbes, 2015).
- #4 Most Diverse Place to Live in Colorado.
- 11 Light rail and commuter rail stops, connecting Aurora to DIA and Downtown Denver.
- Denver International Airport is the 6th busiest airport in the country (14 minutes away).
- Aurora is outpacing the nation in job growth, with a projected growth of nearly 40% over the next decade, according to Sperling's Best Places.
- Buckley Air Force Base is by far the largest employer in Aurora, adjacent to the site (13,000 employees).
- The City of Aurora attracts more than 30 regional and national sports tournaments annually to Aurora's fields, which include the 220-acre Aurora Sports Park opened 2003.

Site Plan Example

The site plan illustrates a proposed development with the following components:

- Buildings:**
 - BLDG 1:** 216,000 SF, 54' TYP, 1080' x 200'.
 - BLDG 2:** 169,600 SF, 52' TYP, 848' x 200'.
 - BLDG 3:** 653,520 SF, 56' TYP, 1556' x 420'.
 - BLDG 4:** 162,000 SF, 54' TYP, 648' x 250'.
 - BLDG 5:** 175,500 SF, 54' TYP, 702' x 250'.
 - BLDG 6:** 340,200 SF, 54' TYP, 810' x 420'.
 - BLDG 7:** 655,200 SF, 56' TYP, 1260' x 520'.
 - BLDG 8:** 655,200 SF, 56' TYP, 1260' x 520'.
 - BLDG 9:** 655,200 SF, 56' TYP, 1260' x 520'.
 - BLDG 10:** 138,240 SF, 54' TYP, 320' x 432'.
 - BLDG 11:** 138,240 SF, 54' TYP, 320' x 432'.
 - BLDG 12:** 138,240 SF, 54' TYP, 320' x 432'.
 - BLDG 13:** 106,080 SF, 52' TYP, 190' x 560'.
 - BLDG 14:** 59,280 SF, 52' TYP, 312' x 190'.
 - BLDG 15:** 49,920 SF, 52' TYP, 312' x 160'.
 - BLDG 16:** 81,120 SF, 52' TYP, 312' x 260'.
 - BLDG 17:** 120,120 SF, 52' TYP, 144' x 840'.
 - BLDG 18:** 7,008 SF, 52' TYP, 144' x 50'.
 - BLDG 19:** 13,223 SF, 52' TYP, 144' x 92'.
 - BLDG 20:** 35,403 SF, 52' TYP, 144' x 246'.
 - BLDG 21:** 13,223 SF, 52' TYP, 144' x 92'.
 - BLDG 22:** 7,008 SF, 52' TYP, 144' x 50'.
 - BLDG 23:** 71,820 SF, 532' x 45' TYP, 35' x 532'.
 - BLDG 24:** 71,820 SF, 532' x 45' TYP, 35' x 532'.
 - BLDG 25:** 71,820 SF, 532' x 45' TYP, 35' x 532'.
- Other Structures:**
 - HOTEL 1:** 5-STORY, 93,500 SF.
 - HOTEL 2:** 5-STORY, 93,500 SF.
 - OFFICE 1:** 19,500 SF.
 - OFFICE 2:** 13,000 SF.
 - OFFICE 3:** 19,500 SF.
 - OFFICE 4:** 13,000 SF.
 - RETAIL LOTS:** Located between BLDG 9 and BLDG 17.
 - DETENTION BASIN:** Located near BLDG 1.
 - DETENTION:** Located near BLDG 6.
- Streets and Infrastructure:**
 - EAST COLFAX AVENUE:** Top boundary.
 - PUBLIC STREET (68' ROW):** Bottom boundary.
 - RELOCATE COLFAX:** Street running through the right side of the plan.
 - PCADILITY:** A curved road or path on the right side.
 - 144' ROW:** Right-of-way line on the right side.
 - 150' ROW:** Right-of-way line on the far right.
 - 1,407' ROW:** Right-of-way line on the left side.
 - 1,050' ROW:** Right-of-way line on the left side.
 - 1,214' ROW:** Right-of-way line on the left side.
 - 1,117' ROW:** Right-of-way line on the left side.
 - 2,555' ROW:** Right-of-way line on the bottom left.
 - 2,565' ROW:** Right-of-way line on the bottom right.
 - 2,555' ROW:** Right-of-way line on the bottom left.
 - 1,328' ROW:** Right-of-way line on the bottom left.
- Other Labels:**
 - 4,115' ROW:** Right-of-way line near BLDG 25.
 - 2,508' ROW:** Right-of-way line near BLDG 18.
 - WARE MALCOMB:** Large text at the bottom right.

- **Local Tax Waivers**
 - ▶ The city has the ability to issue partial sales/use tax rebates on taxable equipment and construction materials in relation to a project.
- **Permitted Assistance**
 - ▶ The city will fast-track the permitting process when appropriate, significantly cutting time to market. Aurora EDC staff will facilitate exploring this possibility.
- **Foreign Trade Zones**
 - ▶ The City of Aurora is part of Foreign Trade Zone 293, designated by the US Department of Commerce. Certain tariffs on imported parts, supplies, and exported products may be reduced.

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