



STAFFORD BUSINESS PARK

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

AURORA, COLORADO 80018



# STAFFORD

BUSINESS PARK



±350 Acres

Horizon Uptown

Future 6th Avenue Realignment

# ±350 ACRES

METRO DENVER'S NEXT PREMIER INDUSTRIAL BUSINESS PARK

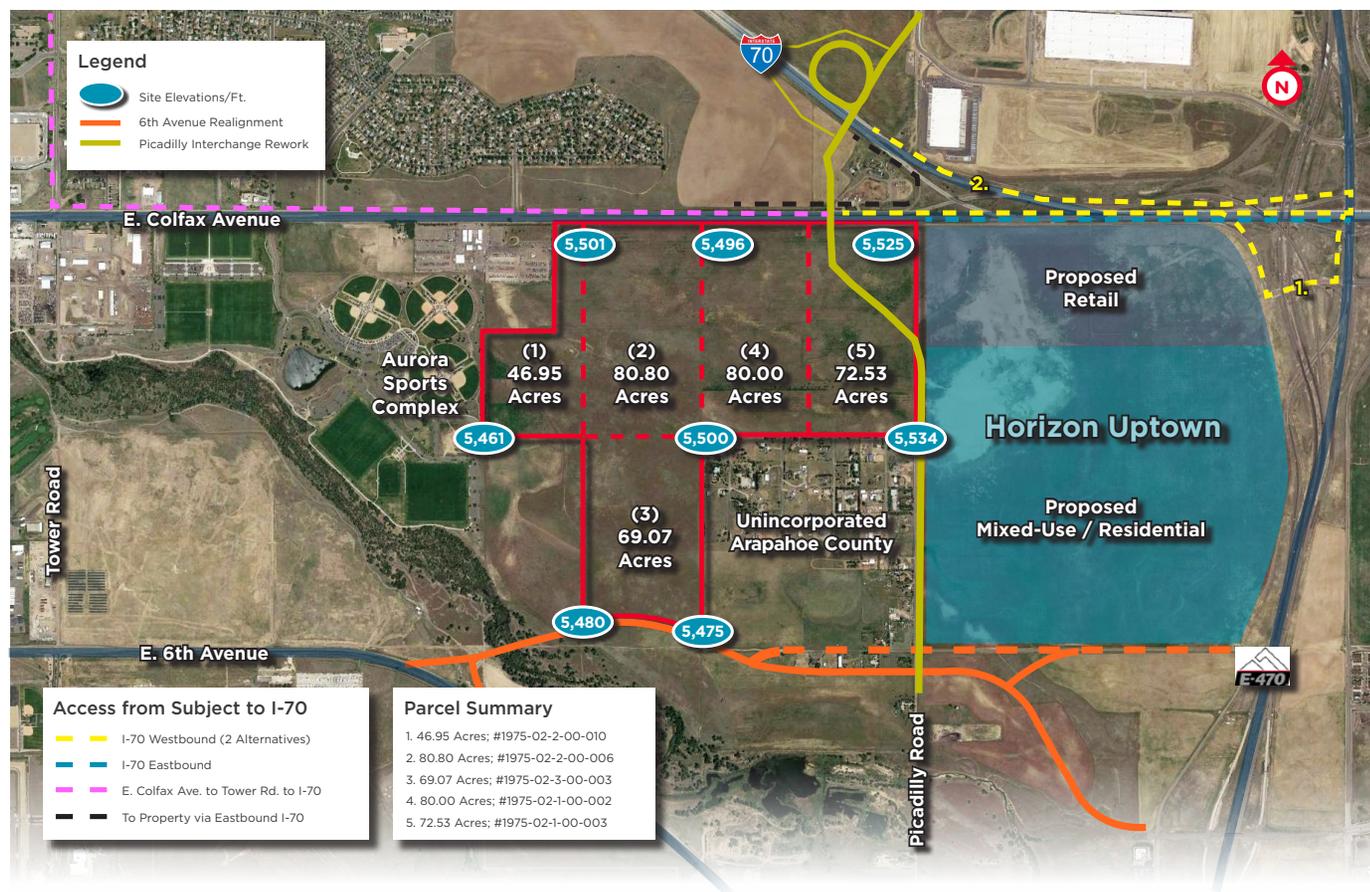
## Property Details

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.

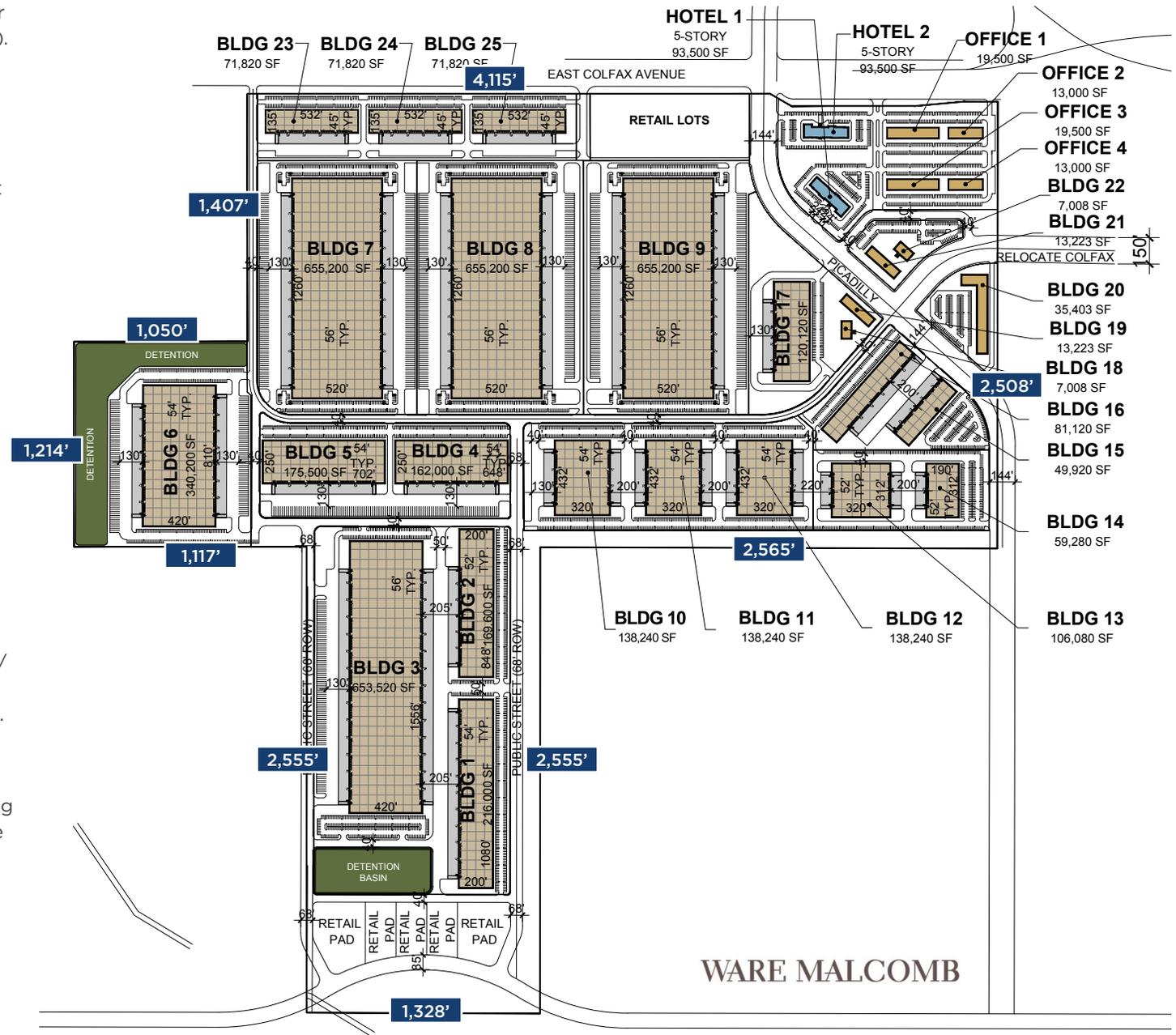
## Aurora Accolades

- #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.

## Economic Incentives

- **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.

## Site Plan Example



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Denver  
International  
Airport



# STAFFORD

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### Drive Time Info

Destination	Time/Miles Time
Denver International Airport	14 Minutes
I-25/I-70 Intersection	20 Minutes
Downtown Denver	25 Miles
E-470	1 Minute
I-70 West / I-70 East	1 Minute / 3 Minutes
I-225	6 Minutes

### Legend

- Industrial Developments
- Retail Developments
- Residential Developments
- Existing Interchange

FOR MORE INFORMATION, PLEASE CONTACT

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