

The logo consists of a stylized yellow 'A' made of three parallel slanted bars, followed by the text 'AERO 70' in a bold, white, sans-serif font.

AERO 70

I-70 & Aerotropolis Parkway, Aurora, CO 80019

Over 4.2 Million SF of Class AA Industrial on 256 Acres



Phase 1
Delivers Q3 2026



Immediate I-70 Access



Excellent Interstate Visibility



Trailer Parking



32' - 36' Clear Height



BTS Opportunities



Land Sales Available



I-1 Zoning



Potential Rail Access



Adams County

Class AA Features

- EV Charging Available / Compatible
- Double Row of Trailer Parks Per Building
- Clerestory Glass
- Heavy Car Parking
- Highly Energy Efficient

Future Phase

BTS OR FUTURE SPECULATIVE CONSTRUCTION
LOTS ALSO AVAILABLE FOR SALE

±150 ACRES

BUILDING 8
250,000 SF
±17.42 ACRES

BUILDING 7
1,401,200 SF
±70.45 ACRES

BUILDING 6
229,320 SF
±13.19 ACRES

BLDG 5
105,000 SF
±10.38 ACRES

±30 ACRES

BUILDING 9
354,480 SF
±26.20 ACRES

Over
204 Acres
Available for
BTS, Land
Sale, or Future
Speculative
Construction

Phase 1

Under
Construction

Phase 2

Future Phase

Phase 1

UNDER CONSTRUCTION

BUILDING 1
419,070 SF
±27 ACRES
UNDER CONSTRUCTION

BUILDING 2
398,405 SF
±25.5 ACRES
UNDER CONSTRUCTION

Phase 2

BTS OR FUTURE SPECULATIVE CONSTRUCTION
LOTS ALSO AVAILABLE FOR SALE

BUILDING 3
537,600 SF
±31.35 ACRES

BUILDING 4
597,700 SF
±34.37 ACRES



Phase 1 Under Construction Delivering Q3 2026



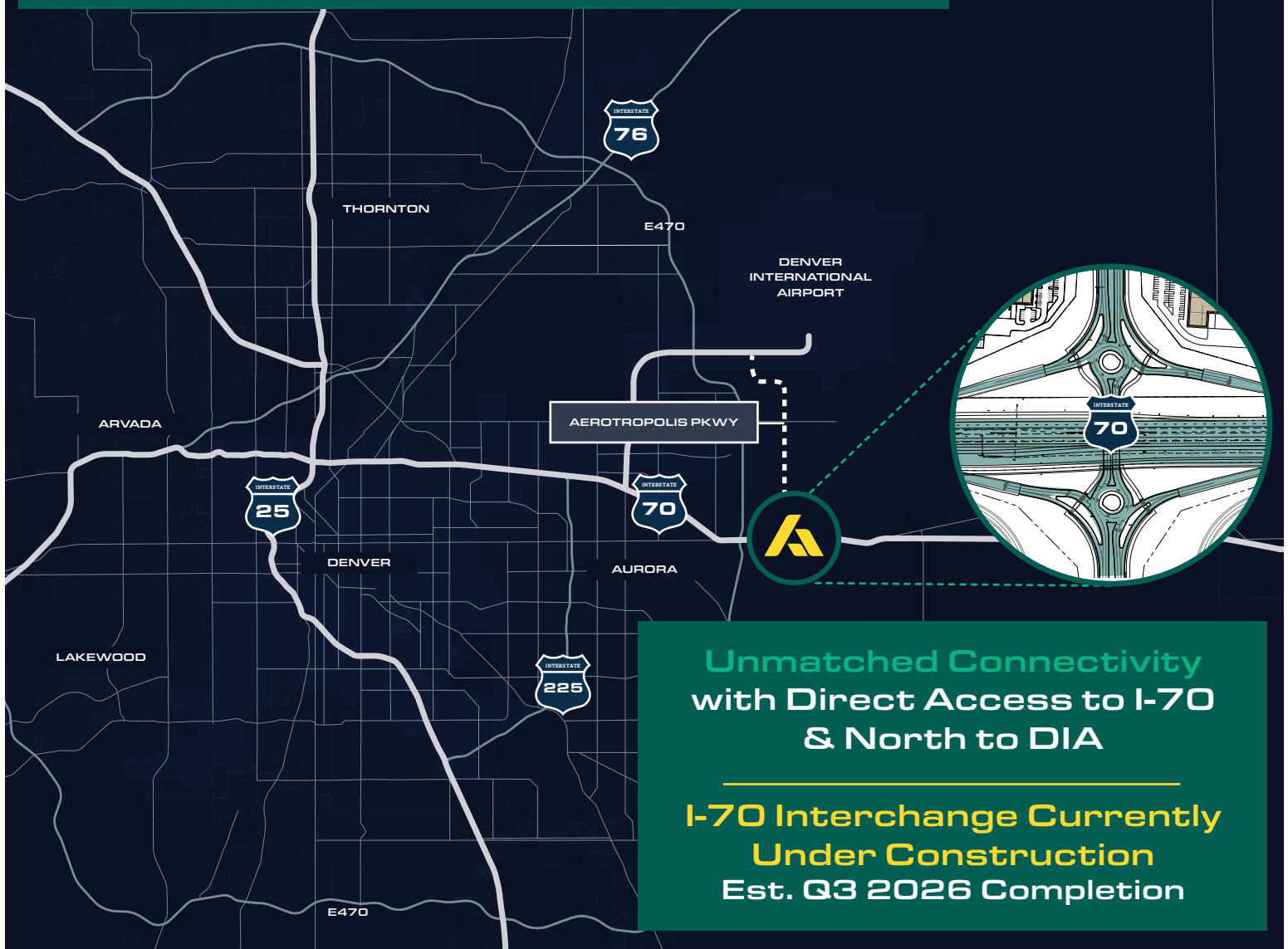
BUILDING 1 419,070 SF

Address	25100 E Smith Rd Aurora, CO 80019
County	Adams
Lot Size	± 27 AC
Clear Height	36'
Auto	282 Stalls
Trailer	111 Stalls
Column Spacing	54' x 50' Typ.
Dock High Doors	74
Drive In Doors	4
Power	4,000A (infrastructure to expand to 6,000A)

BUILDING 2 398,405 SF

Address	25150 E Smith Rd Aurora, CO 80019
County	Adams
Lot Size	± 25.5 AC
Clear Height	32'
Auto	234 Stalls
Trailer	57 Stalls
Column Spacing	52' x 50' Typ.
Dock High Doors	99
Drive In Doors	4
Power	4,000A (infrastructure to expand to 6,000A)

Located on Denver's Newest Interchange in the **I-70 Corridor**



Unmatched Connectivity
with Direct Access to I-70
& North to DIA

**I-70 Interchange Currently
Under Construction**
Est. Q3 2026 Completion



AERO 70

I-70 & Aerotropolis Parkway, Aurora, CO

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