

Prologis Park 70

CORNER OF PICADILLY ST & SMITH RD | AURORA, CO 80019



MAXIMIZING BUILD-TO-SUIT OPPORTUNITIES | FOR LEASE & SALE

±55 Acres, Divisible



Miles Ahead of the Rest

15 months to delivery
from lease signing



Build-to-suit opportunities



Closest large development site to I-70



Freeway visibility and signage opportunities



Off-sites designed



Improved site ready for development



Favorable Aurora jurisdiction



±124,485 - 1M SF Available on ±55 Acres



Flexible Build-to-Suit Options

Site Plan Example Showcasing
Ample Building Opportunities at
Prologis Park 70 ±55 Acre Site

Build-to-suit options available for lease and sale

Cross-dock and rear-loaded distribution facilities

32' minimum clear height

52' x 52' & 56' x 62.5' typical column spacing with
60' speed bays

130' concrete truck courts

Abundant auto and trailer parking stalls

ESFR sprinkler system

Targeting LEED Certification

Electrical capacity designed to provide 3,000
amps for single load buildings and 6,000 amps for
crossdock buildings



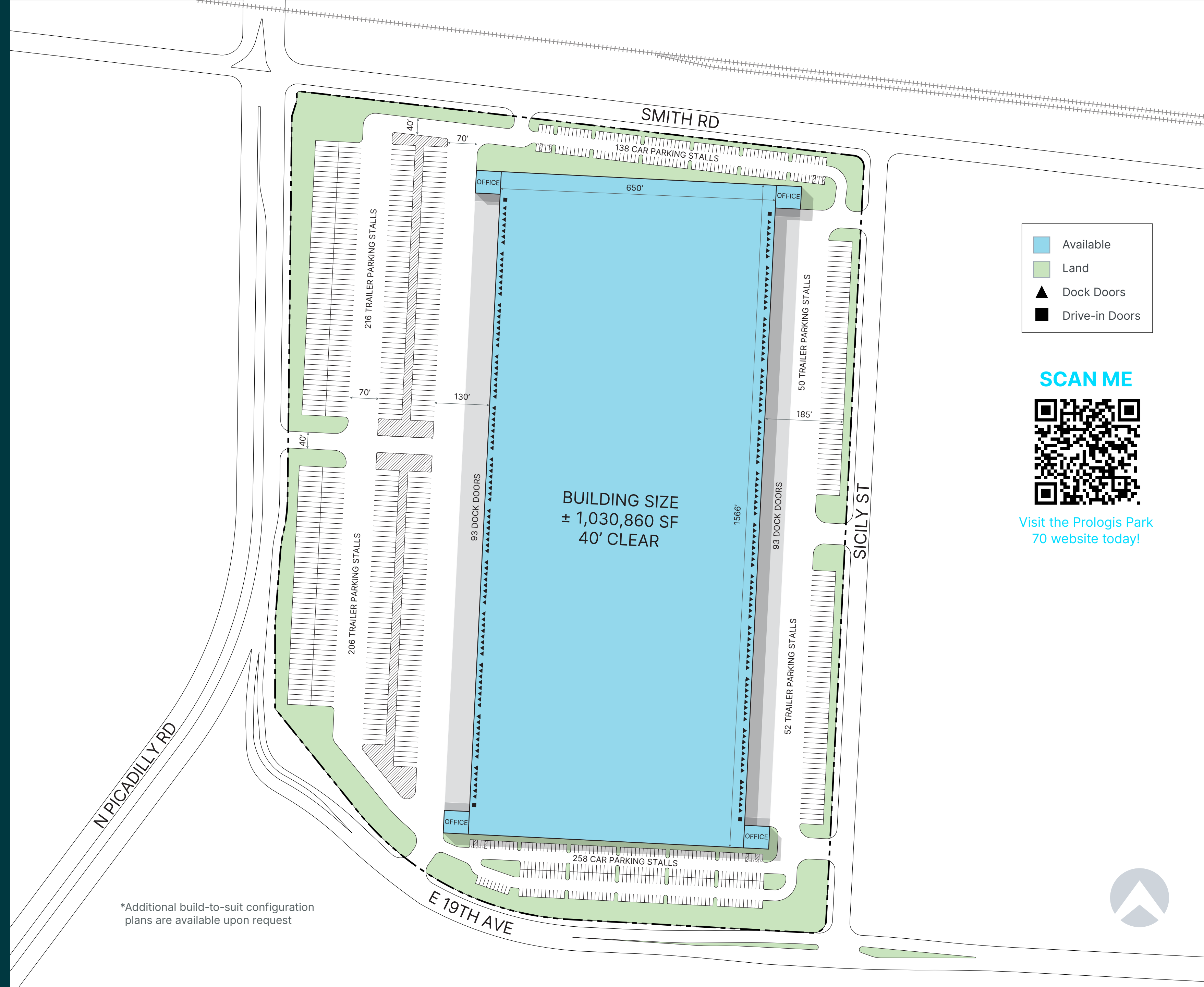
SCAN ME



Visit the Prologis Park
70 website today!

±1,030,860 SF available
on ±55 Acres

93 dock doors and 4 drive-in doors



Sustainable Logistics, Endless Potential

Prologis Park 70 is a state-of-the-art master planned park situated in Aurora, Colorado. The Park's location on the I-70 corridor has drawn in new manufacturing and distribution companies due to its excellent freeway access and availability of an extensive labor force. Designed with sustainability in mind, the BTS opportunities on this ±55 acre site are planned to meet LEED certification requirements.



Unmatched Access



Now complete! The Picadilly interchange creates unmatched access to I-70, I-225, E-470 and the surrounding Denver Metro.

Economic Incentives



- Located in the Adams County Foreign Trade Zone
- Low Mill Levy

Speed to Market



With grading permits in hand, this site is development-ready with utilities in place and off-sites designed, **anticipating 15 months to delivery from lease signing.**

Build-to-Suit Flexibility



Featuring varied build-to-suit opportunities, this development-ready site is a chance to execute your strategy in a sustainable, modern logistics facility.

The Aurora Advantage

Location Advantaged with Deep Talent Pool Access.

Aurora is positioned for continued growth given its robust labor market, economic credits and incentives, and newly developed highway access. The city of Aurora can accommodate ongoing occupier demand with business and tax-friendly advantages.

#1



Colorado, #1 most educated state (US News 2024).

54K+



54,000+ distribution, warehousing and manufacturing workers.

41.5%



Projected job growth in Aurora over the next 10 years.

Economic Incentives



Located in Adams County Foreign Trade Zone.



Prologis Essentials

Keeping You Ahead of What's Next.

Build resilience, drive innovation and unlock growth with Prologis Essentials—your all-in-one platform for optimized operations, energy, mobility and workforce solutions. Transform today's logistics challenges into opportunities.



Unlock the full potential of your warehouse
with one strategic, single-source partner.



Operations

From project inception to delivery and beyond, our consultative approach and integrated solutions optimize your operations, accelerating throughput, efficiency and utilization.

- Warehouse design & optimization
- Move in / move out
- Materials handling equipment & storage
- Integrated project management

Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators

Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging

Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Instawork achieves 90%+ fill rates due to their large workforce network
- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

Partner with Prologis

Clear, Simple, Service.



You can count on us as your trusted partner.

Pairing up with Prologis gives you access to a full-service team of experts before and during your tenancy. Work with an in-house team of development managers with local experience to entitle, plan, and execute your facility. Then, let a professional group of property managers handle the day-to-day of your real estate.

Our team in Denver is comprised of a Market Officer, Leasing Team, RECX Managers and Coordinators (property management), Construction Managers, a Development Manager, and Maintenance Techs.

Providing responsive local support 24/7, we work hard every day to help you stay ahead of what's next.

At Prologis, we deliver on our promises
so you can deliver on yours.

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The world runs on logistics. At Prologis, we don't just lead the industry, we define it. We create the intelligent infrastructure that powers global commerce, seamlessly connecting the digital and physical worlds. From agile supply chains to clean energy solutions, our eco systems help your business move faster, operate smarter and grow sustainably. With unmatched scale, innovation and expertise, Prologis is a category of one—not just shaping the future of logistics but building what comes next.

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*Example photo from
existing Park 70 building

