

BUILDING 1: 16,000 TO 108,000 SF | DELIVERING Q2-Q3 2025

HARVEST YARDS

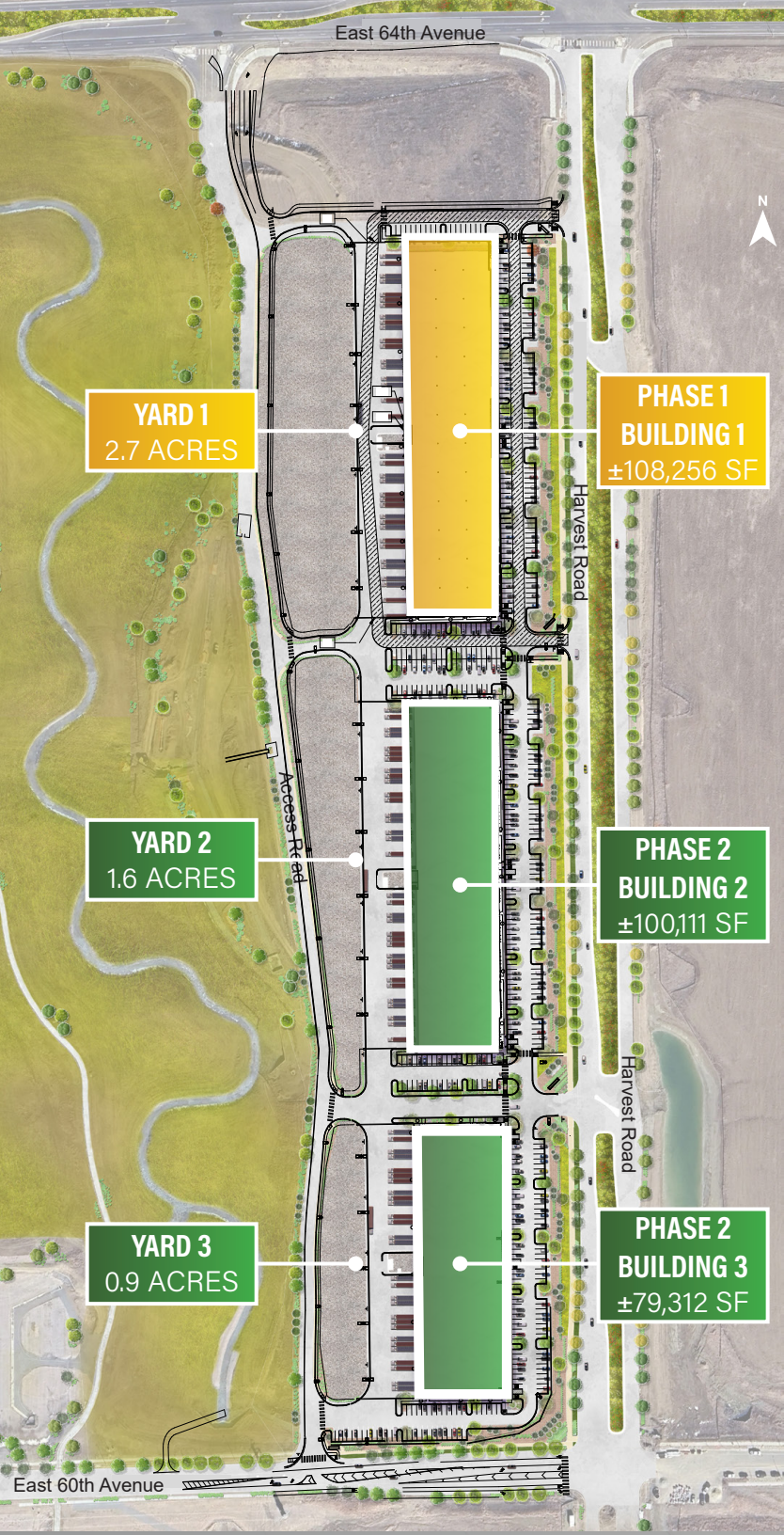
A T B O X E L D E R

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



NEW CONSTRUCTION | CLASS A INDUSTRIAL SPEC BUILDING WITH YARD





YARD 1
2.7 ACRES

**PHASE 1
BUILDING 1**
±108,256 SF

YARD 2
1.6 ACRES

**PHASE 2
BUILDING 2**
±100,111 SF

YARD 3
0.9 ACRES

**PHASE 2
BUILDING 3**
±79,312 SF

EXECUTIVE SUMMARY

Harvest Yards at Box Elder offers 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, high-ceilings, wide drive-in doors and a large yard.

PROJECT HIGHLIGHTS

AVAILABLE SF: **Building 1:** ±108,256 SF
Delivering Q2-Q3 2025
Building 2: ±100,111 SF
Building 3: ±79,312 SF

CLEAR HEIGHT: 28'
CONSTRUCTION TYPE: Tilt up concrete

AVAILABLE YARD: **Yard 1:** 2.7 Acres
Yard 2: 1.6 Acres
Yard 3: 0.9 Acres

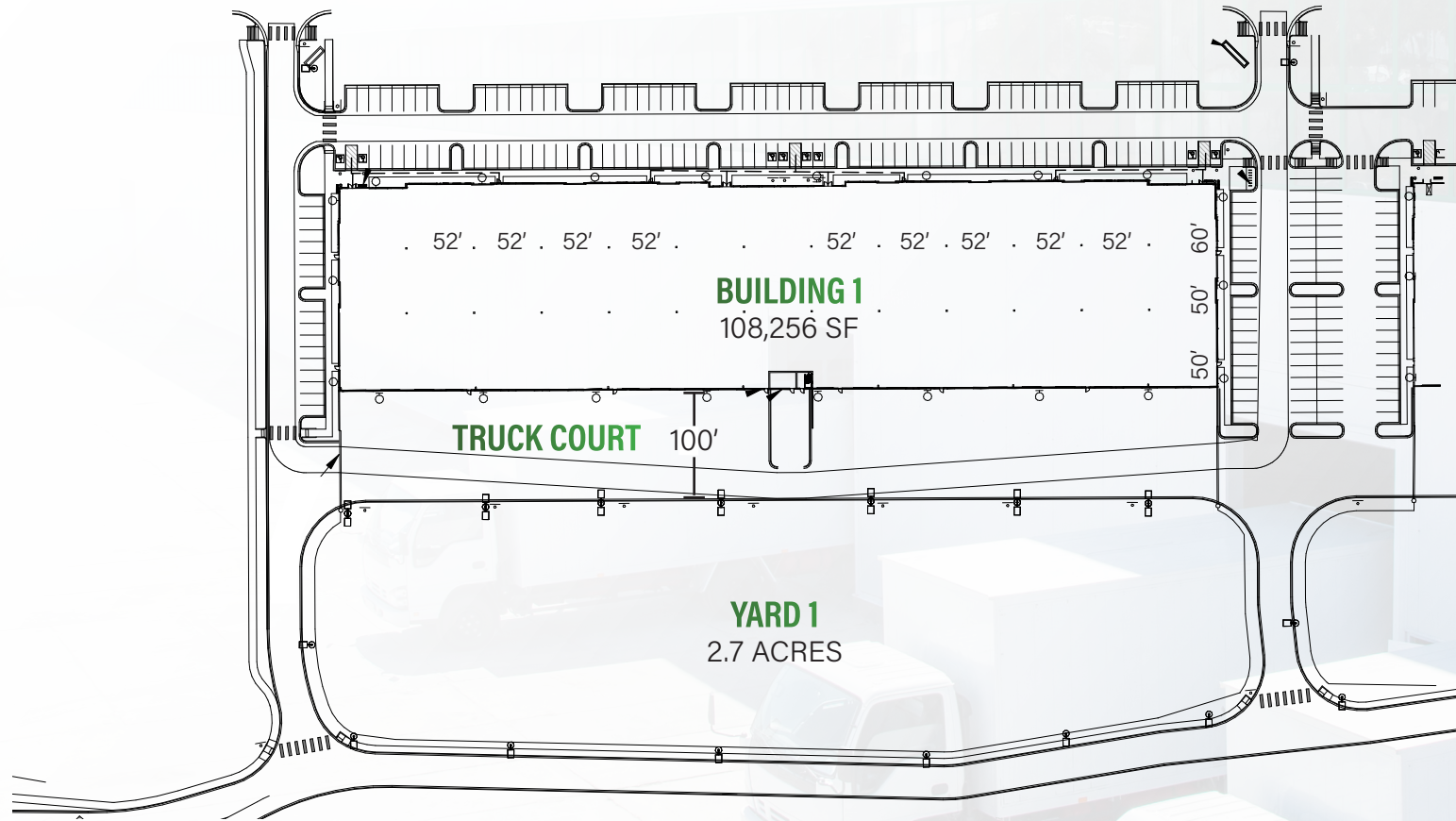
SPRINKLER: ESFR
POWER: **Building 1:** 3000A
Building 2: 3000A
Building 3: 2000A

PARKING: **Building 1:** 142 Parking Spaces
Building 2: 133 Parking Spaces
Building 3: 103 Parking Spaces

TOTAL LAND SIZE: 28.2 Acres

DRIVE IN DOORS: **Building 1:** 14' x 16': Nineteen (19), 12' x 14': Five (5)
Building 2: 14' x 16': Seventeen (17), 12' x 14': Five (5)
Building 3: 14' x 16': Twelve (12), 12' x 14': Four (4)

BUILDING 1 | FLOOR PLAN & HIGHLIGHTS



▲ 12'x14' ▲ 14'x12'

BAYS	SIZE	OFFICE	CLEAR HEIGHT	POWER	DRIVE-INS	DOCKS	OPTIONAL YARD SPACE
2 bays	15,940	To suit	28'	400A/480 3-Phase	2	To suit	17,500 SF
3 bays	24,960	To suit	28'	400A/480 3-Phase	6	To suit	27,400 SF
4 bays	33,140	To suit	28'	600A/480 3-Phase	8	To suit	36,500 SF
5 bays	41,450	To suit	28'	600A/480 3-Phase	10	To suit	45,700 SF

PROJECT HIGHLIGHTS

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

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

Enterprise Zone & Opportunity Zone



HARVEST YARDS

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