

# A Leader In Efficiency

264,431 SF | 2470 Airport Boulevard, Unit G, Aurora, CO 80011 USA



**CBRE**

AIRWAYS BUSINESS CENTER BUILDING 3



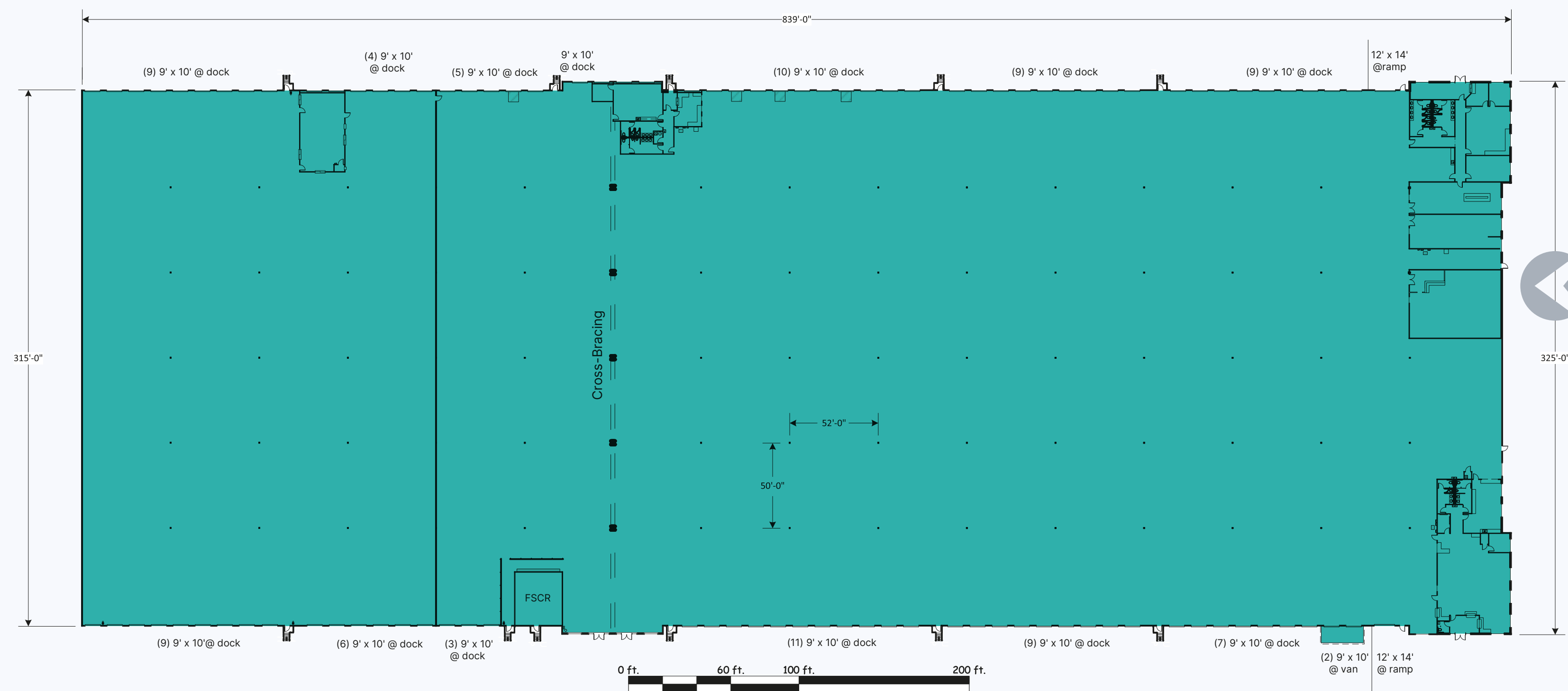
# Prepped for Arrival

Take advantage of a rare, large block availability at Airways Business Center, Building 3. Built in 2004, Unit G spans and features a cross-dock configuration, including:

- 264,431 SF
- Ninety nine 9-foot by 10-foot dock high doors (four with levelers)
- Two 12-foot by 14-foot drive-in doors
- Up to 30 trailer parking spaces

## Interior highlights:

- 30' clear height
- ESFR sprinkler system
- 50-foot by 52-foot column spacing (approximately 57-foot speed bays)
- Multiple office suites totaling ±14,239 SF
- Divisible to 64,000 SF





# Making Connections

Positioned on I-70, Airport Business Center balances interstate access and connectivity to the greater Denver Metro Area.



In the heart of the Airport Submarket



10 minutes from major distribution hubs for Amazon, Home Depot, Kroger, Shamrock Foods, Sprouts, Steven Charles and UNFI



Easy Access to I-70, I-25, I-225, and I-70



Two-day truck service from Denver reaches 22 states and nearly 72 million people



15 minutes to Denver International Airport and 30 minutes east of Downtown Denver







# Destination: Denver

## A Globally connected hub:

**3rd**

Busiest airport in the World  
*(Airport Council International)*

**\$33.5B**

Economic impact for the state  
*(CDOT)*

**7th**

Best Mega Airport in the US  
*(Forbes 2023)*

## A continuing commitment to Engineering and Aerospace

**#1**

In the US For Private Aerospace  
Employment Concentration

**#2**

Highest Concentration  
of Trained Engineers

**240,280**

Direct and Indirect Jobs Supported

## A Leader in Economic Growth

**#2**

Best places to start a business  
*(Forbes 2023)*

**6th**

Best State to Find a Job  
*(US News 2023)*

**8th**

Highest per-capita income  
*(CO Secretary of State 2023)*



# Partner with Prologis

Clear, Simple, Service.

You can count on us as your trusted partner.

Pairing up with Prologis gives you access to an in-house team of property managers, insights from one of the largest global industrial platforms, and leading sustainability expertise. 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.





# Prologis Essentials

## Keeping You Ahead of What's Next.

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business. Combining the right location with the right operations, energy + sustainability, mobility, and workforce solutions will help you transform today's logistics challenges into opportunities.



### Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



### 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.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification



# Progressive Logistics

## Airways Business Center Building 3



5455 Landmark Place  
Suite C102  
Greenwood Village, CO 80111

### Bill Thompson

Senior Vice President  
+1 720 528 6373  
bill.thompson@cbre.com

### Mike Camp

Executive Vice President  
+1 720 528 6313  
mike.camp@cbre.com

### Jim Bolt

Vice Chairman  
+1 720 528 6310  
james.bolt@cbre.com



### Tressa Shiplett

VP, Market Officer  
+1 303 567 5308  
tshiplett2@prologis.com

### Prologis – Colorado

1800  
Wazee Street Suite 500  
Denver, CO 80202

### Prologis Headquarters

Pier 1, Bay 1  
San Francisco, CA 94111  
Main: +1 415 394 9000  
info@prologis.com

www.prologis.com  
Twitter: @Prologis



Prologis is the leading owner, operator and developer of industrial logistics real estate with approximately 1.2 billion square feet owned and under management in 19 countries on four continents.

Data as of June 30, 2024, for assets the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects.

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.