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- Driving Distances**
- 12 Miles to DIA
 - 14 Miles to Downtown Denver
 - 77 Miles to Colorado Springs, CO
 - 108 Miles to Cheyenne, WY
 - 455 Miles to Albuquerque, NM
 - 534 Miles to Omaha, NE
 - 539 Miles to Salt Lake City, UT
 - 588 Miles to Kansas City, MO
 - 870 Miles to Phoenix, AZ



Visit www.2780Tower.com for more information

Location Description

Strategically located on the east I-70 corridor in Denver's largest industrial submarket, the property features tremendous I-70 frontage and convenient access to major arterials including I-70, E-470 toll way, I-225, Pena Blvd. and I-270. Nearby industrial developments include the Majestic Commerce Center, Gateway Industrial Park, and the ProLogis Park 70. The adjacent Town Center at Gateway Park features numerous retail amenities, Home Depot and Wal-Mart.



2780 Tower Road, Aurora, CO 80011



Food Distribution Facility for Sale or Lease
2780 Tower Road, Aurora, CO 80011

Property Details

| | |
|-----------------------|--|
| Total Space | 386,153± Total (Divisible) |
| Warehouse | 100,000 - 220,052± SF |
| Cooler | 28,512 - 78,737± SF |
| Freezer | 37,620± SF |
| Office | 25,252± SF |
| Loading | 76 Dock-high Doors All with levelers & lights |
| Parking | 241 Vehicle & 88 Trailer Spots |
| Clear Height | 31'-34' |
| Lot Size | 44.77± Acres |
| Rail | Union Pacific |
| Property Taxes | \$295,926 (2010) |
| Zoning | M1 |
| County | Adams |
| For Sale | \$15,250,000 |
| For Lease | To Quote |

Additional Features

- Ice Cream Freezer
- Produce Ripening Rooms
- Truck Maintenance Facility
- Fenced Site with Guard Post & CCTV

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Bitzer Real Estate Partners, as exclusive agent, is pleased to offer the former Albertsons Distribution Center for Sale or Lease. This 386,153 square foot food distribution facility located on the south side of I-70 at Tower Road in Aurora, CO offers users an ideal combination of high-cube cooler, freezer and dry warehouse space. This corporate campus also features two-story office space with conference rooms, locker rooms, a raised floor data room, a fleet maintenance facility, large parking areas, security guard post and additional land for future expansion. Subdivision of the facility and site is possible.

- ▶ **Fantastic I-70 Visibility & Access**
- ▶ **Extra Land for Future Expansion**
- ▶ **Rail Served Building & Site**
- ▶ **Short Term Leases Considered**

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