

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

Contact Information

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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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Property Specifications

Improvements	220,052 SF Dry Warehouse 37,620 SF Freezer 50,225 SF Cooler 28,512 SF Produce Cooler with ripening rooms 25,252 SF Office 10,500 SF Maintenance Shop & Battery Area 9,268 SF Vehicle Maintenance Shop 2,673 SF Machine Room
Column Spacing	37' x 41'
Refrigeration	Ammonia System (1050 ton capacity) & Glycol System (ripening rooms)
Electrical	4,000amp/1,660kW (TBV)
Lighting	Motion-sensored T-5 lighting
Water Line	8 inch
Construction	1982; Twin-T Concrete
Truck Court	145 feet minimum
Cranes	Two 2-ton bridge cranes & 2 rail cranes
Fire Suppression	Wet system in dry warehouse and produce area Dry system in coolers Double-interlock system in freezers Glycol system in vehicle maintenance shop In-rack system throughout facility





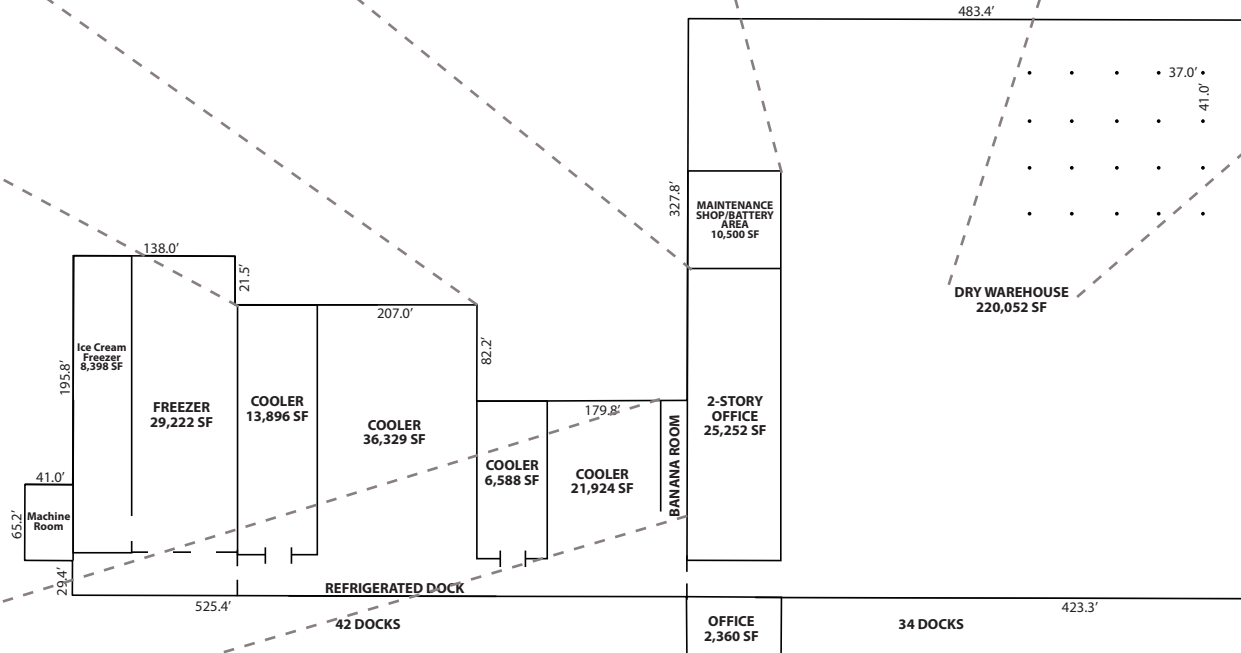
- Multiple cooler areas
- Separate temperature controls
- Refrigerated docks
- Racking system may be included



- Overhead cranes
- Fork lift charging stations
- Main power room upstairs
- 2 bridge cranes & 1 rail crane

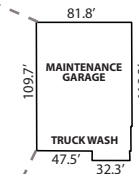


- Motion-sensored T-5 lighting
- Dock levelers & dock lights on all dock positions
- Racking system may be included



- 7 Individual produce ripening rooms
- Installed in 2004
- Chilled glycol system with ethylene gas
- 2 temperature zones per room

- 4 drive thru bays
- 2-ton bridge cranes
- Wash bay with floor drains
- (2) 10,000 gallon underground diesel tanks
- 1 rail crane





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

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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.

Visit www.2780Tower.com for more information