



PICADILLY CROSSING

±40K - 513K SF AVAILABLE FOR LEASE

DELIVERY Q1 2027 | PICADILLY CROSSING

21051 E 6TH AVENUE | 21201 E 6TH AVE AURORA, CO 80018

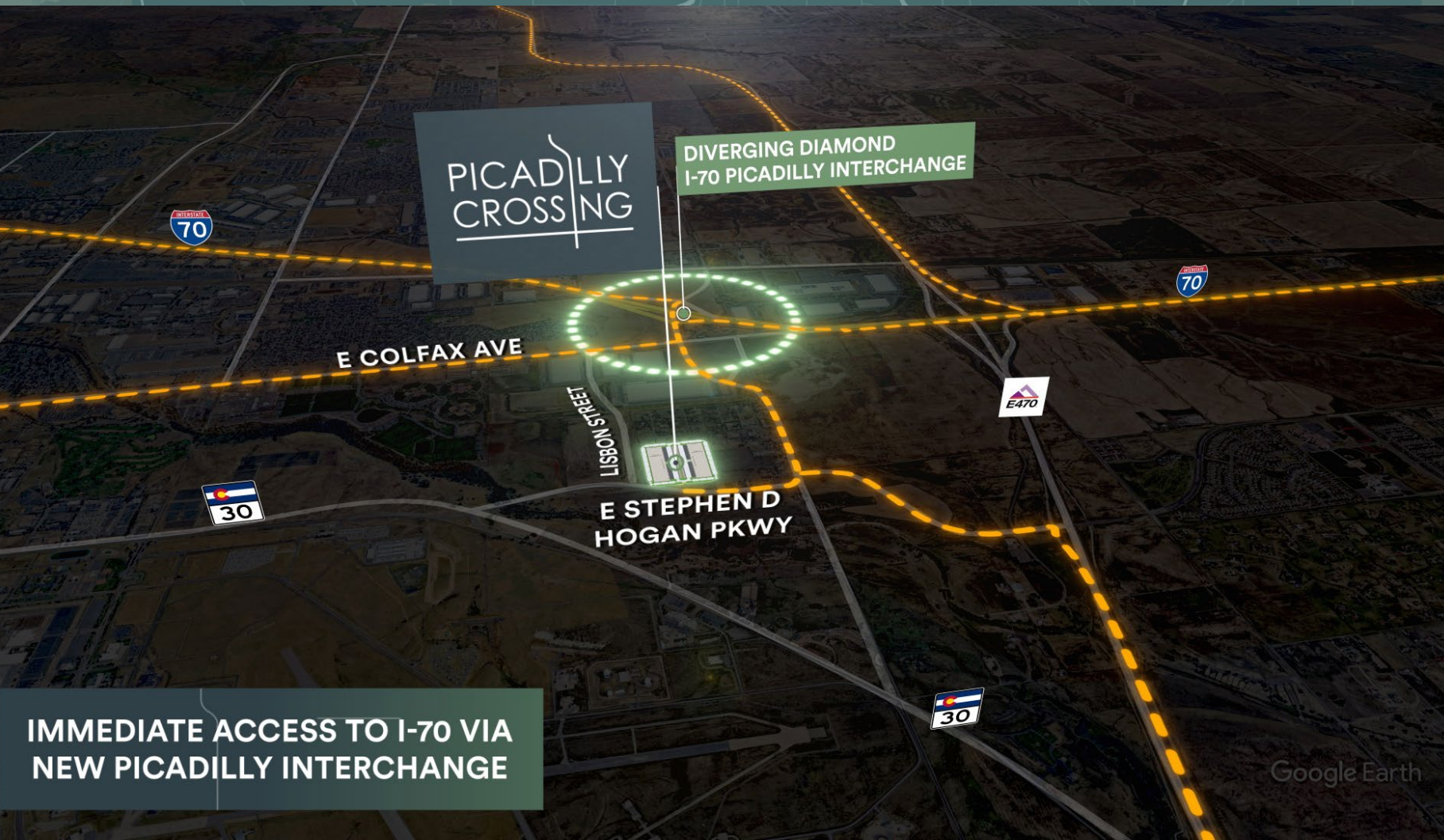
picadillycrossing.com



Access Map & New Interchange

DOWNTOWN
DENVER

PICADILLY
CROSSING



IMMEDIATE ACCESS TO I-70 VIA
NEW PICADILLY INTERCHANGE

Google Earth

Project Highlights



New Picadilly Interchange provides immediate access to I-70



Low Mill Levy:
115 mills



Dedicated Trailer Parking



Demisable Opportunities
down to $\pm 40,000$ SF



Heavy Power

Scan or click for videos:

**PROGRESS
VIDEO**



**INTERCHANGE
VIDEO**



**PROPERTY
VIDEO**



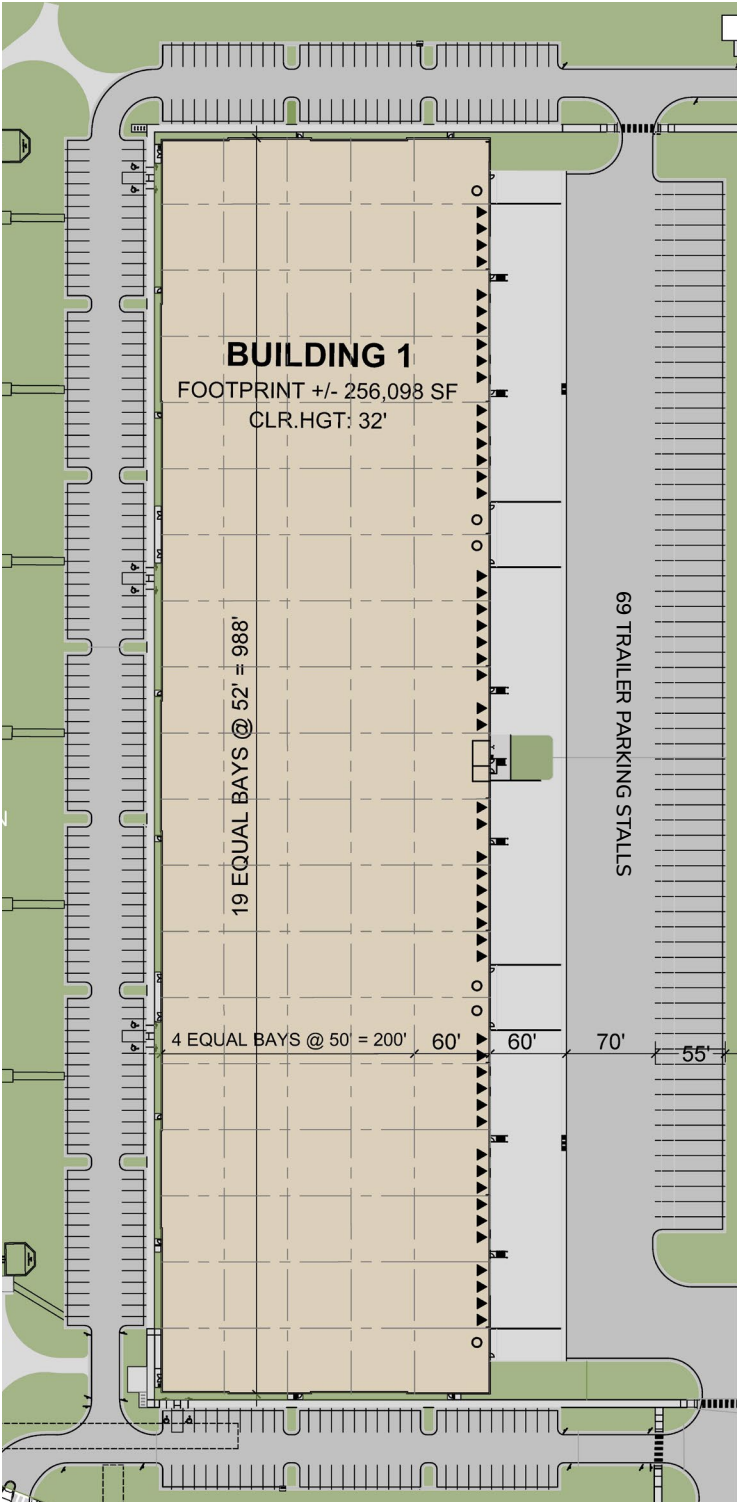
I-70 / Picadilly Interchange

The I-70 and Picadilly Interchange project improves traffic flow and safety by enhancing accessibility, reducing congestion, and supporting better connectivity between the I-70 corridor and surrounding developments. Key improvements include new ramp configurations, road widening, and the installation of modern traffic management systems. These upgrades benefit local communities and regional transportation networks, ensuring smoother and more efficient travel for both commuters and commercial vehicles while accommodating future growth. **Construction of the interchange is complete.**

Building 1 Specs

21051 E 6th Avenue, Aurora, CO 80018

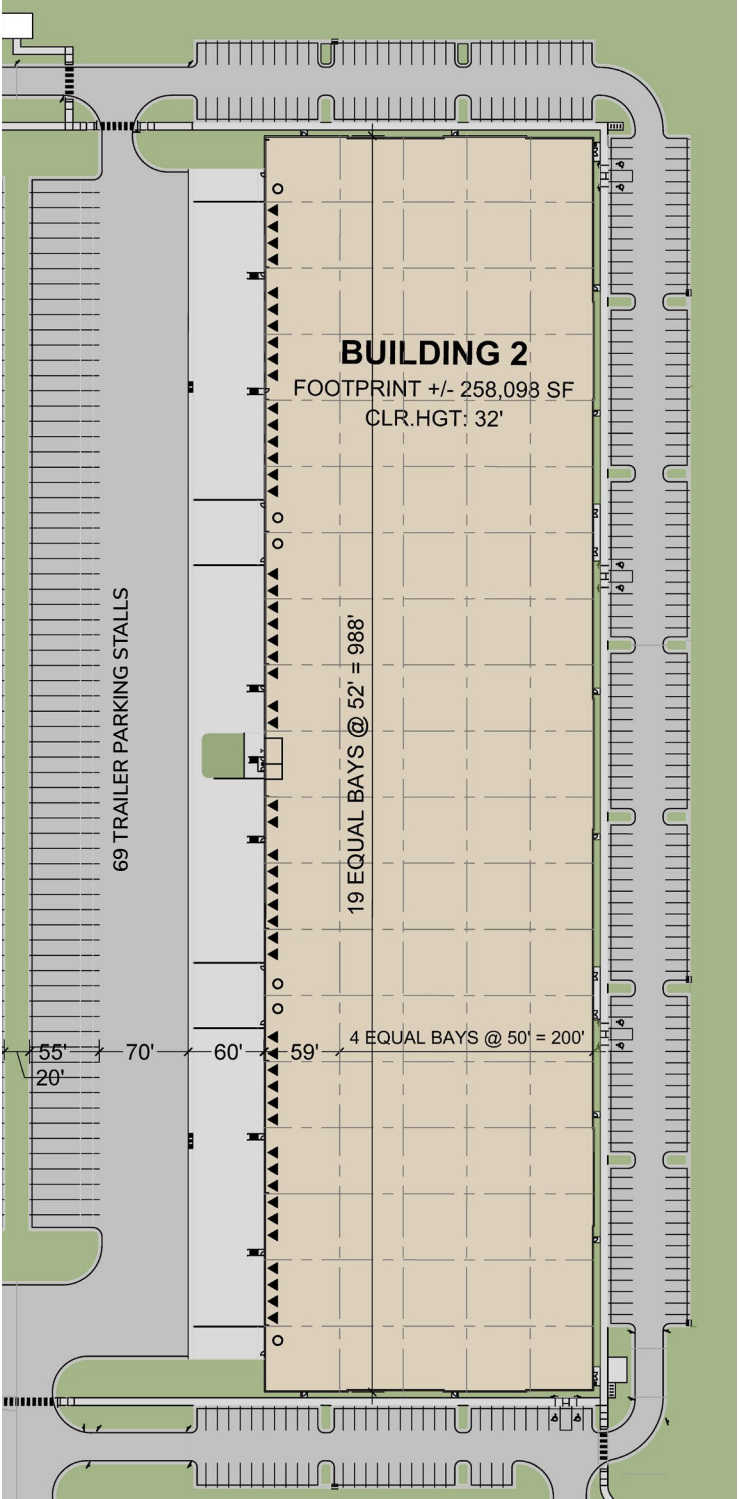
BUILDING SIZE	256,860 SF (Divisible to ±40,000 SF)
SITE SIZE	38.90 AC
CLEAR HEIGHT	32'
PARKING	324 spaces
POWER	4000a @480v 3p
COLUMN SPACING	50' x 52'
BUILDING DEPTH	260'
DOCK-HI	52 doors (25 equipped with 35 ton mechanical pit levelers)
DRIVE-INS	4 Doors
TRAILER PARKING	69 stalls
MILL LEVY	115 Mills



Building 2 Specs

21201 E 6th Avenue, Aurora, CO 80018

BUILDING SIZE	256,860 SF (Divisible to ±40,000 SF)
SITE SIZE	38.90 AC
CLEAR HEIGHT	32'
PARKING	324 spaces
POWER	4000a @480v 3p
COLUMN SPACING	50' x 52'
BUILDING DEPTH	260'
DOCK-HI	52 doors (25 equipped with 35 ton mechanical pit levelers)
DRIVE-INS	4 Doors
TRAILER PARKING	69 stalls
MILL LEVY	115 Mills



Area Demographics

AURORA, COLORADO (WITHIN A 30 MINUTE DRIVE)



POPULATION
398,994



MEDIAN AGE
35.4



OF EMPLOYEES
214,725



MEDIAN HH INCOME
\$76,175



MEDIAN HOME VALUE
\$384,558



AVERAGE COMMUTE
20-24 MINUTES

PICADILLY
CROSSING



DENVER INTERNATIONAL
AIRPORT

GOLDEN

LAKEWOOD

DENVER

AURORA

30 MINS

ACCESS & DRIVE TIMES

DIA	12 MILES	14 MINUTES
DOWNTOWN DENVER	20 MILES	25 MINUTES
COLORADO SPRINGS	73 MILES	1 HOUR 15 MINUTES
GOLDEN	31 MILES	35 MINUTES
FORT COLLINS	75 MILES	1 HOUR 15 MINUTES

Neighboring Businesses



CORPORATE NEIGHBORS

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 **BRENNAN**
INVESTMENT GROUP


STREAM

PROPERTY VIDEO



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