



HIGH POINT

• INDUSTRIAL ELEVATED •

E 64th Ave & E-470 Aurora, CO 80019



Over 4.5 Million Square Feet of **Class A Industrial**

STATE-OF-THE-ART INDUSTRIAL AND LOGISTICS BUSINESS PARK THAT PROVIDES OPTIONS FOR USERS REQUIRING $\pm 64,000$ - $\pm 1,000,000$ SF



Spec
Construction



Trailer
Parking



Outdoor
Storage



BTS Sites
Available



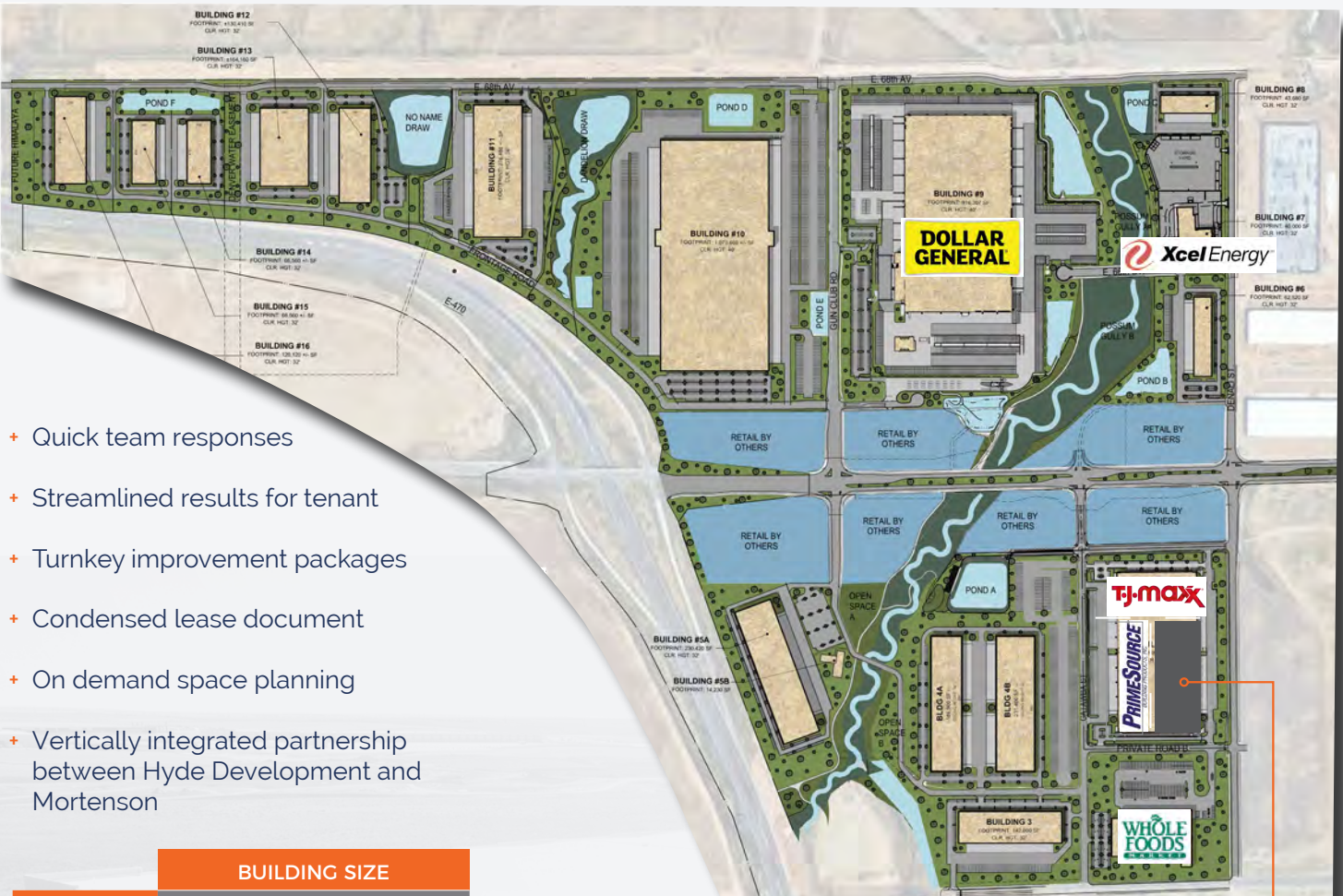
Master Planned
Community

HYDE
DEVELOPMENT

Mortenson

CBRE

Elevated Tenant Experience



- + Quick team responses
- + Streamlined results for tenant
- + Turnkey improvement packages
- + Condensed lease document
- + On demand space planning
- + Vertically integrated partnership between Hyde Development and Mortenson

Building 1
±171,229 SF Available

| | BUILDING SIZE |
|-------------|-----------------------|
| BUILDING 1 | ±171,229 SF AVAILABLE |
| BUILDING 3 | ±142,000 SF |
| BUILDING 4A | ±186,900 SF |
| BUILDING 4B | ±231,400 SF |
| BUILDING 5A | ±230,420 SF |
| BUILDING 5B | ±14,230 SF |
| BUILDING 6 | ±62,520 SF |
| BUILDING 8 | ±43,680 SF |
| BUILDING 10 | ±1,073,660 SF |
| BUILDING 11 | ±276,480 SF |
| BUILDING 12 | ±130,410 SF |
| BUILDING 13 | ±164,160 SF |
| BUILDING 14 | ±66,560 SF |
| BUILDING 15 | ±66,560 SF |
| BUILDING 16 | ±120,120 SF |



LOCATED IN AN
OPPORTUNITY ZONE



AFFORDABLE
HOUSING NEARBY



ADJACENT TO DENVER
INTERNATIONAL
AIRPORT



CLOSE PROXIMITY TO
QUALIFIED LABOR
POOL



HIGH POINT
INDUSTRIAL ELEVATED

HIGHPOINT

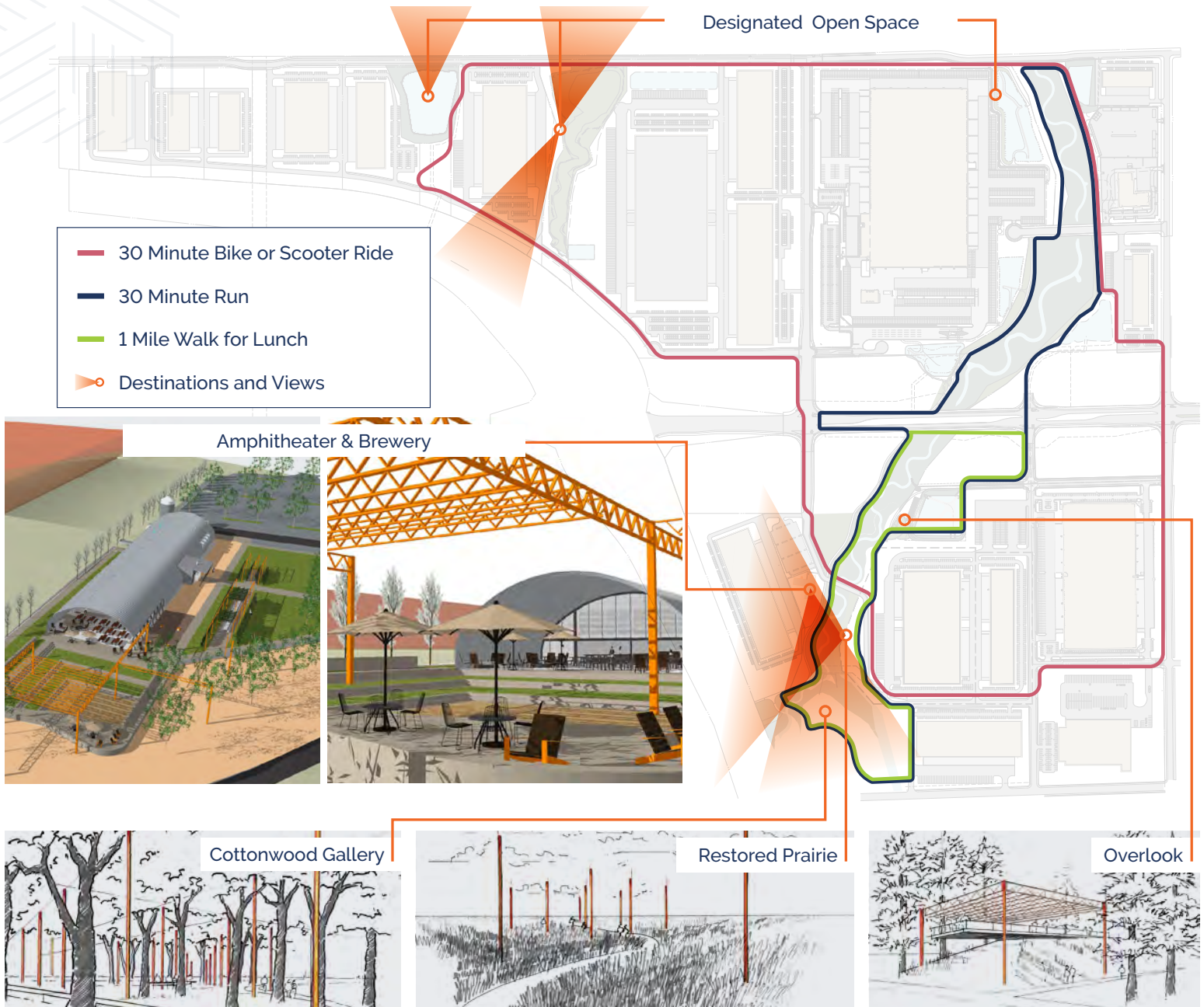
The Gateway to **Denver**



Park Amenities

BRIEWS, VIEWS AND TRAILS EXPERIENCE THE BLEND OF **BUSINESS & LEISURE**

Amphitheater & Brewery Plans Underway | Coming 2026



Highpoint Industrial Planned Open Space Guiding Principles and Vision:



Ground ourselves within the surrounding prairie



Build a framework of both prairie presence and architecture to establish multiple places of relaxation & connection for individuals and the surrounding community



Design a network of pathways to invite both on-site employees and visitors to explore and experience the native landscape



Employ wise choices with regards to water usage and maintenance needs on an annual basis, and over the lifetime of the landscape



Incorporate scale into the landscape design by constructing the business park within a landscape environment that embraces the buildings



Design in synchrony with City of Aurora Planning Documents, and Parks Recreation and Open Space Vision



HIGHPOINT
• INDUSTRIAL ELEVATED •



Access

Full intersection at 64th (expanding to 6 lanes) and E-470 provides quick freeway access. Located just 6 minutes from DEN and 20 minutes from Downtown Denver, the entire metro area can be served.

Visibility

Unparalleled freeway visibility from E-470 and tenant signage available providing direct visibility to over 225,000 vehicles per day.

Economic Development Hub

With over 175,000 people passing through DEN on a daily basis, the area surrounding HighPoint has seen significant development. The airport will continue to drive growth as public infrastructure and amenities improve.

Todd Witty, SIOR

Senior Vice President
+1 303 725 7189
todd.witty@cbre.com

Jeremy Ballenger

Executive Vice President
+1 303 264 1902
jeremy.ballenger@cbre.com

Daniel Close, SIOR

Senior Vice President
+1 303 946 3285
daniel.close@cbre.com

Tyler Carner

Executive Vice President
+1 720 624 1903
tyler.carner@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. 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.