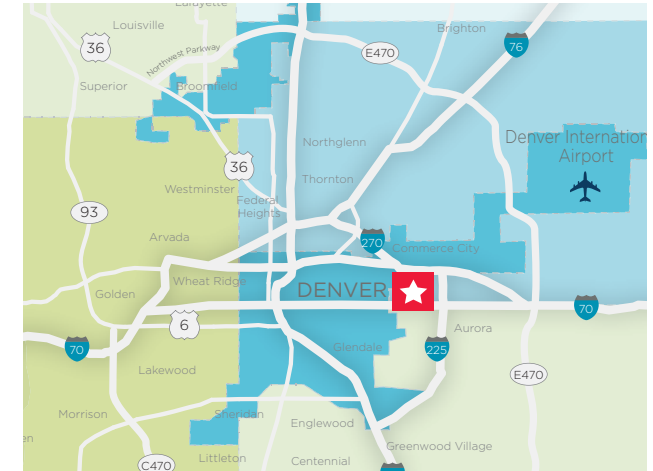


East 33rd Avenue and Revere Street

Aurora, Colorado 80011



Property Features

Land Size	3.339 Acres (145,467 SF)
Zoning	M-1
Mill Levy	105.97
City	Aurora
County	Adams County

Property Highlights

- Hard to find infill location
- Great access to I-70 and I-225
- Located in the Enterprise Zone
- All utilities to site
- Level topography

Industrial Land For Sale or Build-to-Suit (BTS)

3.339 Acres
Sale Price: \$6.00/SF

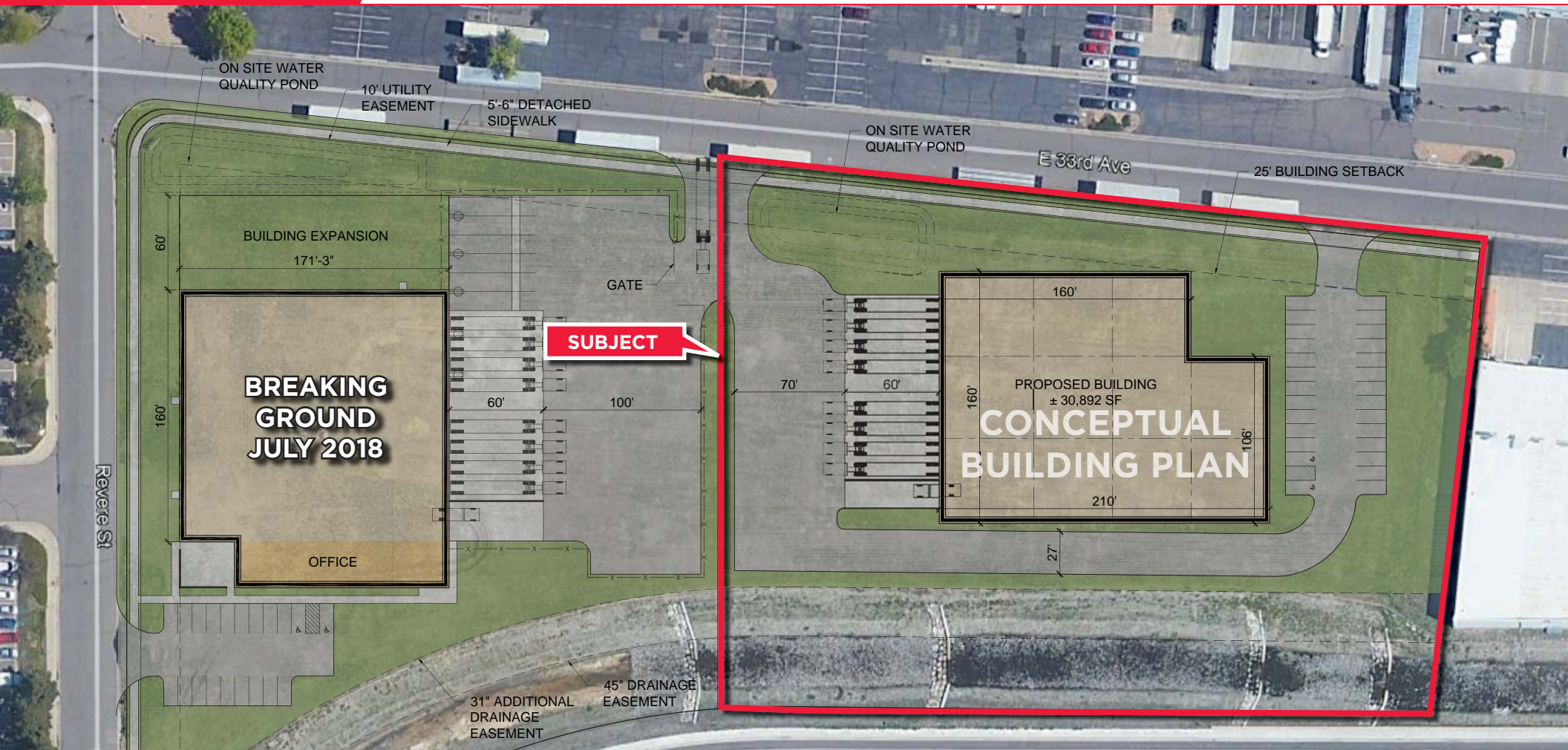
This 3.339 acre site offers a unique opportunity for an owner/user or investor to purchase a shovel ready, industrial site in the highly desirable Northeast Submarket. The property has tremendous access to I-70 via Peoria Street or Chambers Road. Located only 15 minutes from Downtown or DIA, the site is well suited for all types of industrial users. Since the property is not located in a special tax district, the property taxes will be considerably lower compared to sites located within an industrial park. *Please see reverse for conceptual building plan.*



INDUSTRIAL LAND FOR SALE OR BUILD-TO-SUIT (BTS)

East 33rd Avenue and Revere Street

Aurora, Colorado 80011



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