

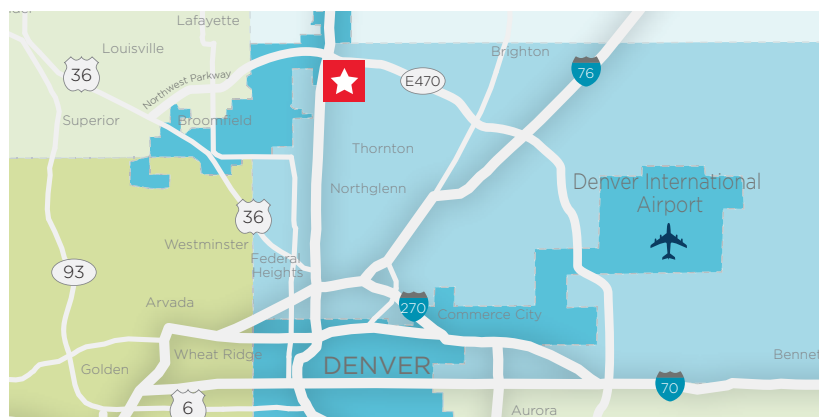
59-Acre Development Opportunity

Sale Price: \$5,780,000 (\$2.25/SF)

Approximately 59 acres is available along Washington Street in Thornton that is zoned for business uses. The site currently has a PUD that can be changed to fit commercial development. Thornton is currently growing north along I-25 toward this site, including Amazon's new fulfillment center at East 144th Avenue, the continued development of Larkridge, and other ancillary uses. The property is in the North Washington Employment Center Overlay, which allows for industrial as well as office uses. Thornton is currently targeting aerospace, telecommunications, energy, healthcare/wellness, and other industries for their future success. This is an excellent site for an industrial or office campus. *Please see reverse for aerial.*

Property Features

Site Size	±59 Acres
City / County	Thornton / Adams
Zoning	PD (Planned Development) City of Thornton
Water / Sewer	City of Thornton
Mill Levy	104.624





**CUSHMAN &
WAKEFIELD**

FOR SALE

SEC I-25 and E-470

Thornton, Colorado 80023



For more information, please contact:

Mike Kboudi
Senior Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com

Jim Capecelatro
Senior Managing Director
+1 303 312 4295
jim.capecelatro@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700

F +1 303 534 8270

cushmanwakefield.com