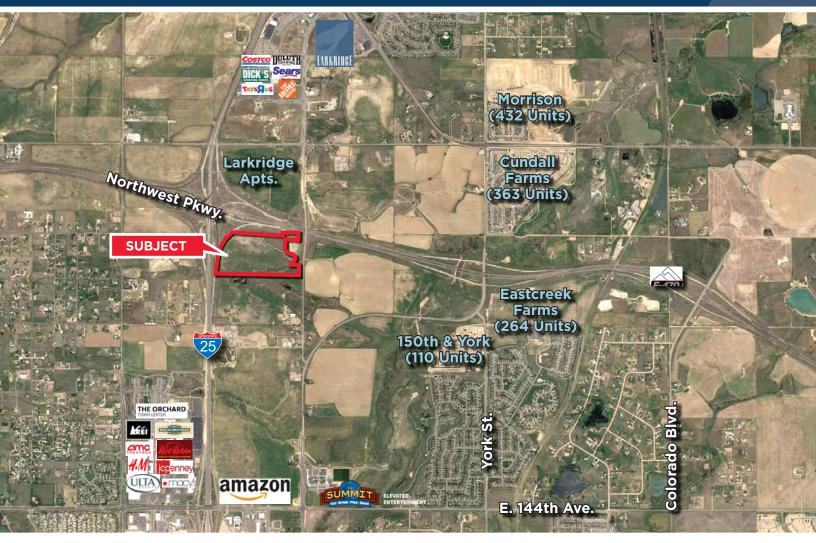


SEC I-25 and E-470

Thornton, Colorado 80023



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

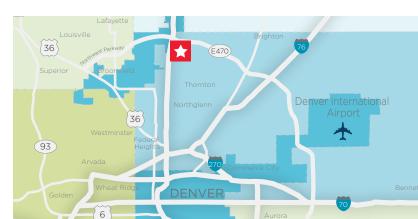
City / County Thornton / Adams

Zoning PD (Planned Development)

City of Thornton

Water / Sewer City of Thornton

Mill Levy 104.624





FOR SALE

SEC I-25 and E-470

Thornton, Colorado 80023



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