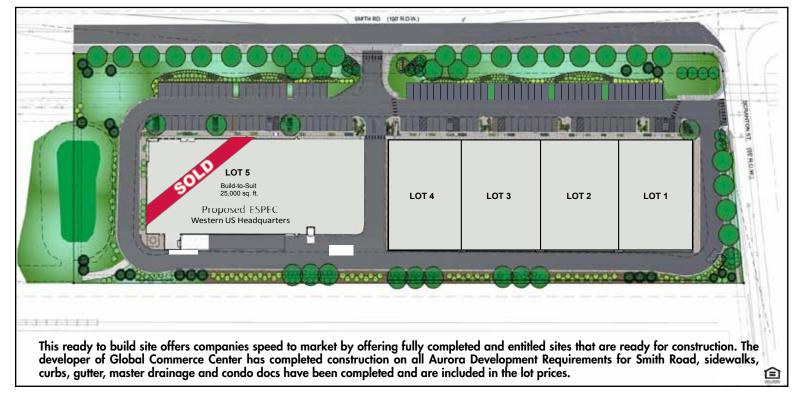
DEVELOPMENT READY SITE

12700-12860 E. Smith Rd, Aurora, CO 80011



www.FullerRE.com





FOR SALE:	\$600,000 (per lot)
Available:	Lots 1-4 (can be combined)
Zoning:	I-1 (New Aurora Zoning)
Light Rail:	Peoria Station - less than 1/2 mile
Enterprise Zone:	Adams County
City/County:	Aurora/Adams

Improvements completed by developer:

- Entitlements in place with City of Aurora
- Vested Site Plan
- Additional land added and widening of Smith Road
- Allocated paved parking, sidewalks and curb & gutter
- Gas main service along rear site line for easy connection
- Master drainage plan and detention pond
- Lighting for common areas
- Utilities to property: water, gas, sewer, electrical

Brian Baker

(720) 287-5416 direct (720) 280-4733 mobile BBaker@FullerRE.com **Tanner Fanello** (720) 306-6022 direct (303) 945-1335 mobile

TFanello@FullerRE.com



5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



The property is located less than a half mile from the Peoria Station; A-line runs from Union Station to DIA. Easy access to arterial highways; I-70 and I-225. The Global Commerce Center provides an exceptional location for your business and for a wide array of uses: Industrial, Office, Public Institution, Agricultural and Retail, see Aurora Zoning.

- Footprint allows up to a 58,509 SF building on lots 1-4 (Lots can be sold separately)
- 60' Height Limit
- Additional Sq.Ft. can be created with a multi-story design, i.e., office or mezz



