

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

6.91 ACRE DEVELOPMENT LAND FOR SALE

14265-14295 E. 32nd Place, Aurora, CO 80011



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Adams County
Enterprise Zone

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| | | | |
|--------------|------------------------------|---------|----------------|
| Lot Size: | 6.91± Acres (300,999.60± SF) | Parcel: | #0182130301027 |
| Zoning: | I-1 and MU-C | Parcel: | #0182130301028 |
| City/County: | Aurora / Adams County | Parcel: | #0182130301029 |
| Topography: | Level | Parcel: | #0182130307010 |

Located at the SWC of E. Smith Road and Sable Boulevard, this 6.91±-acre site offers excellent access to I-70, I-225, I-270 and E-470. The property runs between E. 32nd Avenue and Smith Road, providing over 900 feet of frontage along Sable Boulevard. In addition, an existing road easement that provides for extension of 32nd Place (see plat map), along with the signalized hard corner, will further enhance accessibility to the site.

The existing zoning on this infill site (both I-1 and MU-C) offers a wide variety of development opportunities in the commercial, light-industrial, retail, and office sectors. Some examples of applicable uses include: Self-Storage, Outdoor Storage, Flex Office, Homebuilding Supply Office/Yard, Equipment Rental/Repair, Personal Services, Retail Sales, Automobile and Light Truck Sales/Rental, Motor Vehicle Repair/Service, and many more.

Finally, the property is located within the Adams County Enterprise Zone which might provide certain tax credits for some uses located on the property (link to Adams County Regional Economic Partnership above). **Call For Pricing.**

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Disclosure

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Looking north towards E. Smith Rd.



Traffic

6,109 vpd on Sable
9,730 vpd off Smith

CoStar (2018)



Daytime Employees:

77,000+



Median Household Income:

\$52,652



Average Household Income:

\$67,755



Median Age:

31.7

CoStar (2020)