6.91 ACRE DEVELOPMENT LAND FOR SALE

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



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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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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Looking north towards E. Smith Rd.





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
\bigcirc		CoStar (2020)

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.