

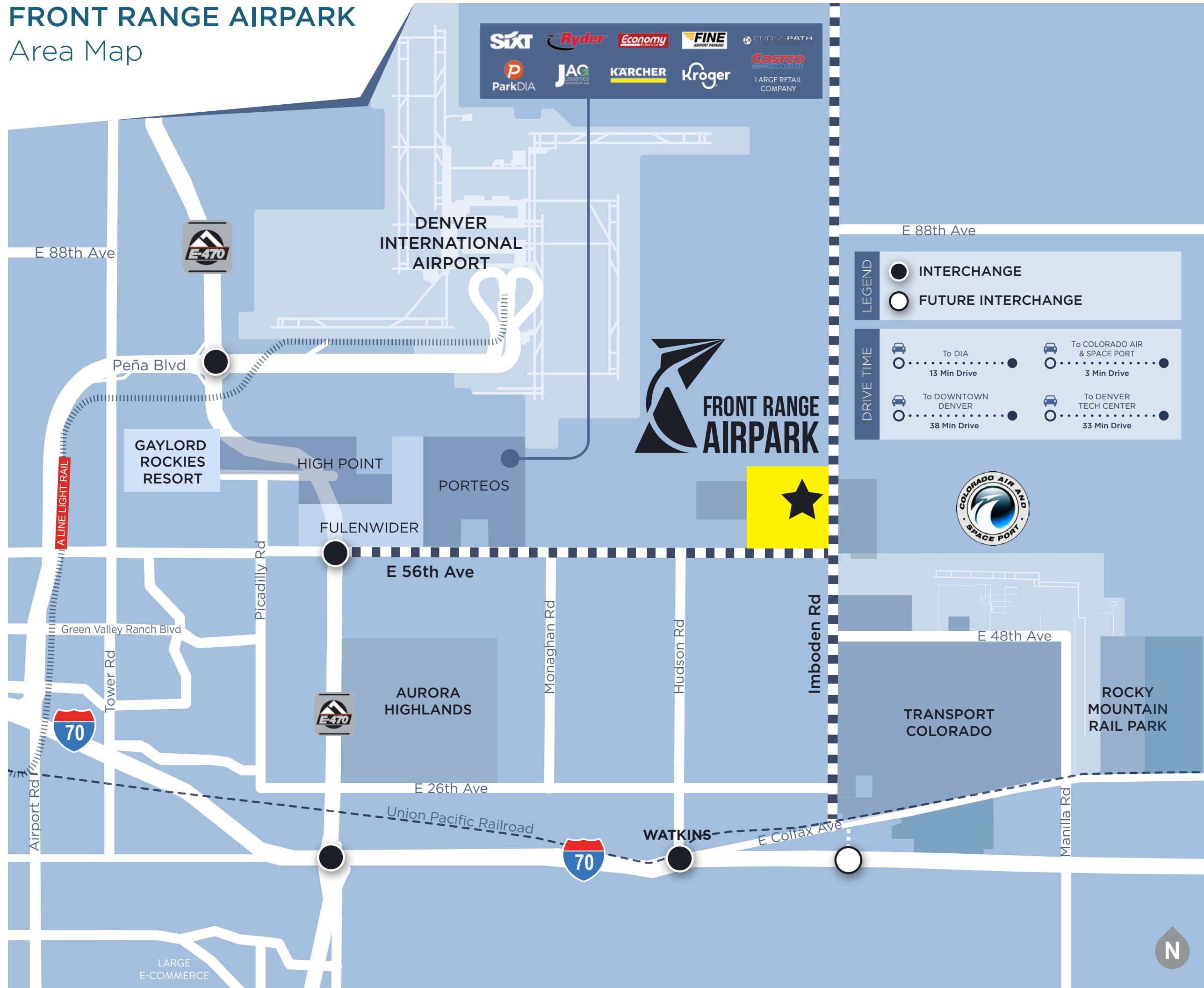


656 ACRES AVAILABLE
IN TOP-TIER LOCATION



FRONT RANGE AIRPARK

Area Map



FRONT RANGE AIRPARK

This 656.04 acre (28,577,102 square foot) parcel is located at the northwest corner of 56th Avenue and Imboden Road in Adams County near Watkins, Colorado. Annexation into the City of Aurora with Airport District Zoning is anticipated to be completed by the end of 2020. Just minutes from Denver International Airport and Colorado Air and Space Port, the site is easily accessible from both Interstate 70 and E-470.

FEATURES

SITE SIZE
656 ACRES (DIVISIBLE)
28,577,102 SF

ANNEXATION
CITY OF AURORA
ANTICIPATED COMPLETION Q4 2020

ZONING
AIRPORT DISTRICT
ANTICIPATED COMPLETION Q4 2020

COUNTY
ADAMS COUNTY

MILL LEVY
72.381 MILLS

FUTURE LAND USE
MIXED USE / COMMERCIAL

PRICE
PRICED TO QUOTE



COLORADO AIR AND SPACE PORT

Portions of Front Range Airpark lie adjacent to the Colorado Air and Space Port. This regional airport, with close proximity to DIA and the Denver Metro area, offers potential “through the fence” opportunities to users with aeronautical cargo needs.



AURORA HIGHLANDS

A 5,000-acre multi-use, master-planned community of homes, parks, offices and shopping districts on the vacant plains of east Aurora, between E-470 on the west side, Powhaton Road on the east and 26th Avenue to the south and 56th Avenue to the north.



INDUSTRIAL FOOTPRINT

Tenant demand remains strong in the I-70/East corridor, especially for big box users. Since 2018, 3.8 million square feet of speculative projects have been delivered, and over 1 million square feet of speculative development is currently under construction. Companies like Walmart, Amazon, Kroger, Costco and GM have purchased real estate in the area. JLL Research



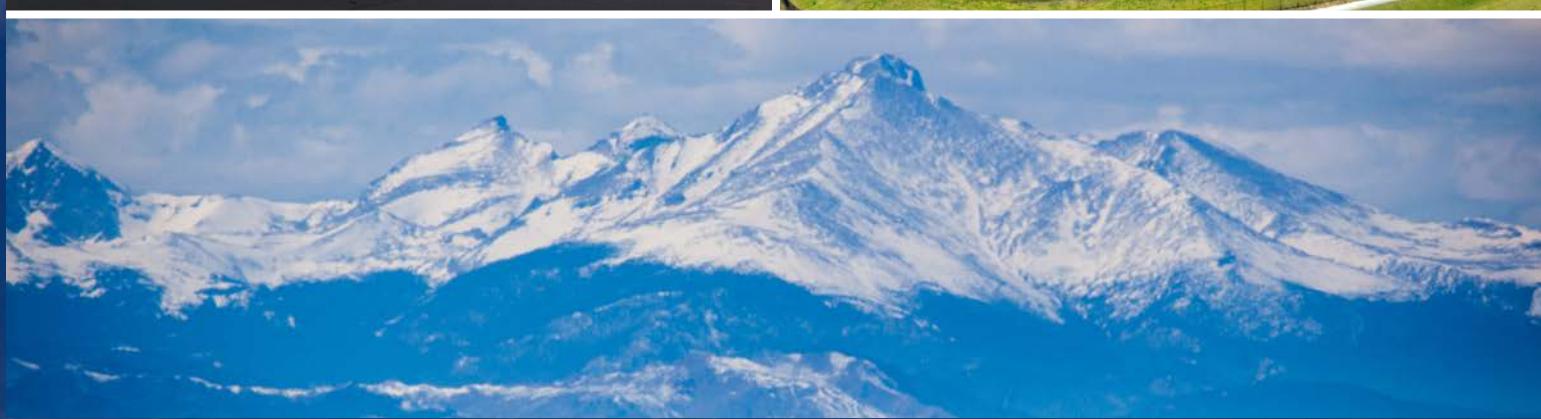
GAYLORD ROCKIES

Located minutes from Denver International Airport in the idyllic All American City of Aurora, Gaylord Rockies Resort & Convention Center features over 1,500 guest rooms including 114 well-appointed suites and over 485,000 square-feet of extraordinary meeting and convention space.



DENVER INTERNATIONAL AIRPORT

- 5th busiest airport in the United States with a total of 61.4 million passengers
- 35,000 daily employees
- DIA has had an economic impact of more than \$33 billion in a five-year span
- 2nd largest U.S. domestic flight network
- One of the highest hotel occupancy rates in metro area with 80%+ average occupancy in 3,000+ hotel rooms 7-10 miles from terminal



For more information, please contact:

Carmon Hicks, SIOR

+1 303 217 7975

Carmon.hicks@am.jll.com

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Chelsea Investments

