

# 4300 HUDSON ROAD

WATKINS, CO



## PROPERTY DESCRIPTION

35 acres of PUD entitled industrial land in Adams County, approximately 10 minutes from Denver International Airport, situated in the path of significant new industrial park development along the DIA corridor.

The amended Van Pelt PUD (Second Major Amendment, August 2025) permits outdoor storage on up to 15 acres, warehousing and distribution, CDL and heavy equipment schools, accessory office, and small-scale solar. Change-of-use is administrative with no public hearings required.

The property generates approximately \$177,600 per year across four active tenants on roughly 10.5 acres. All tenants are on short-term or expiring leases, providing full flexibility to re-tenant or reposition. Approximately 24.5 acres are available.

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FILLMORE

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## PROPERTY HIGHLIGHTS

- 35 acres entitled under Van Pelt PUD (Aug 2025)
- ~10 min from DIA (and major Industrial parks)
- \$177,600/yr In-place Income, all tenants on short term / expiring leases
- ~24.5 acres available for lease-up or development
- Outdoor storage (15 AC) permitted
- Administrative change-of-use (no public hearings)
- PUD minor amendment could allow warehouse construction
- Can be divisible into 3-5 acre sites

DISTANCE TO DIA

CAR FRIENDLY

FLOOD RISK

7 miles (10 minutes)

100/100

Minimal

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