

FOR SALE



TRANSWESTERN

REAL ESTATE SERVICES

# PAD SITES

Located at the front door of Denver International Airport

Northwest Corner of 81st Avenue & Tower Rd, Commerce City, CO

## SITE PLAN



**PRICE REDUCED!!**

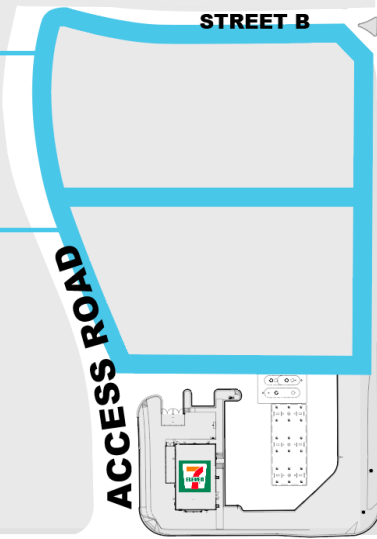
**Now  
\$15.00  
/SF**

**1.27 Acres  
LOT 2  
\$16.50/SF**

**1 Acre  
LOT 1  
\$16.50/SF**

Lots 1 & 2 can be combined into a 2.27-Acre lot

**E 81ST AVENUE**

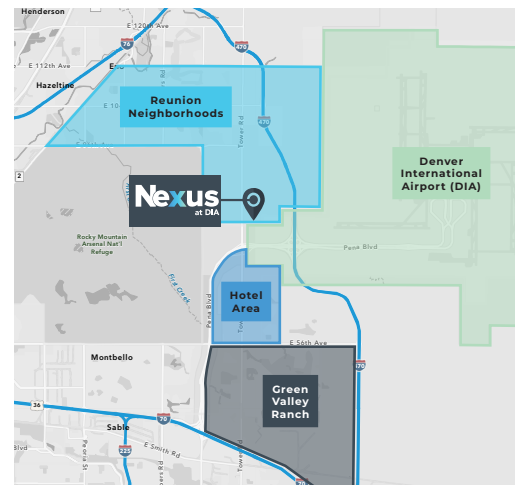


**TOWER ROAD**



To Reunion  
To Airport, Hotels, & Green Valley Ranch

- High Visibility Signalized Intersection of Tower Road
- Tower Road is the first off ramp from Pena Blvd./Airport
- Frontage for both airport traffic and busy residential local and commuter traffic
- Adjacent to Existing 7-11/ Conoco
- "Ready to Build" sites are Platted and Zoned with existing new utilities on or adjacent to the site.
- Zoned "Commercial" with uses including: Drive Thru Fast Food, Restaurants, Hotel, Car Rental, RV Rental, Retail, Pet Hotel, and other commercial uses.
- Located in the Nexus at DIA development that includes users such as 7-11, multiple airport car rentals, airport parking, Future Holiday Inn (under development) and Fortune 500 companies including Amazon, McLane Food Services, GE Appliances, TJX, Lowes, and others.
- Located Next to Fast Growing Commerce City residential communities including Reunion and others.



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OWNED BY:  
**CH THOMPSON CO**

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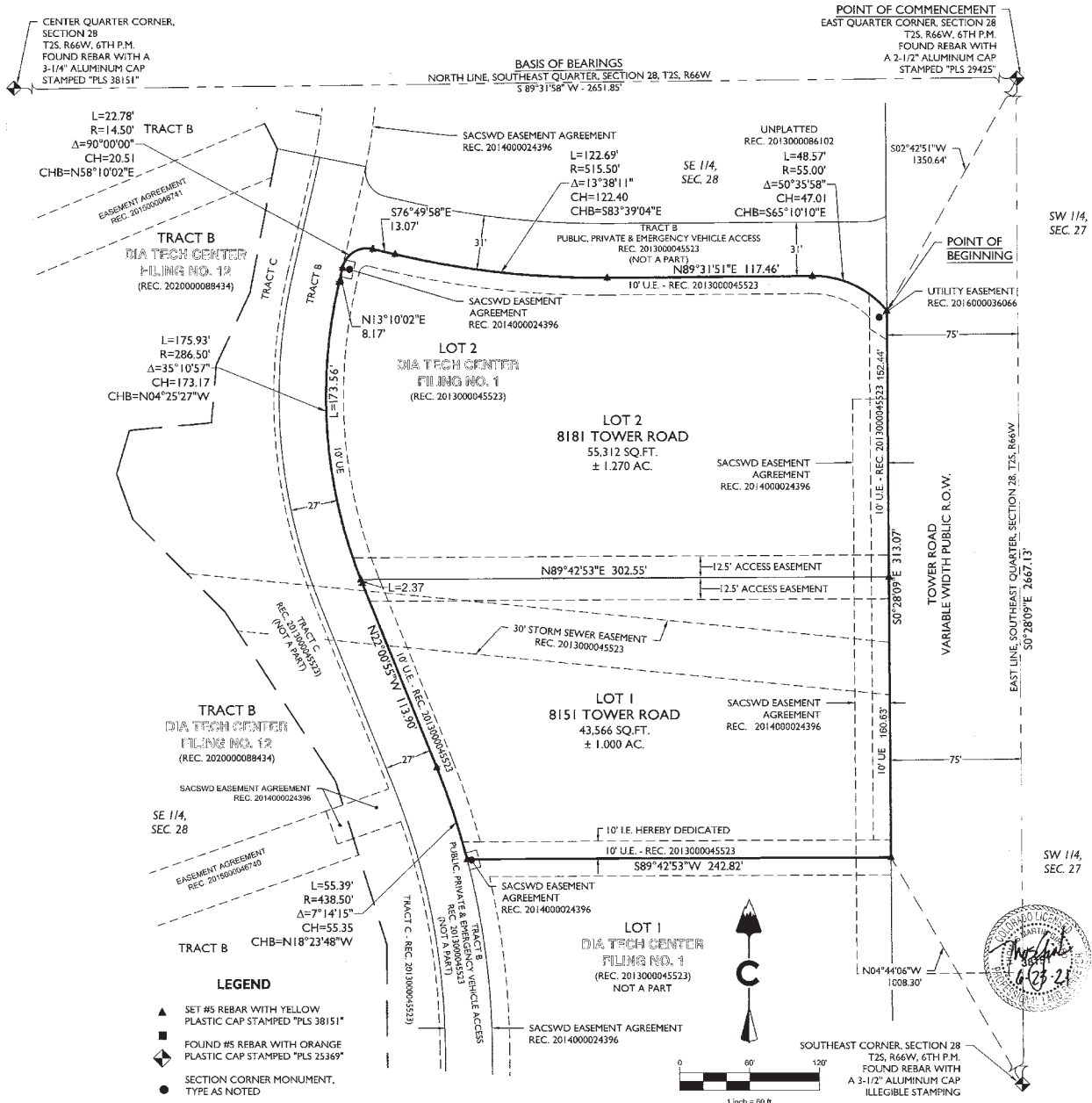
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