

# 3.3 ACRES FOR BUILD-TO-SUIT AT PIONEER BUSINESS PARK

PARK IDEAL FOR INDUSTRIAL AND RV/BOAT MAINTENANCE USES

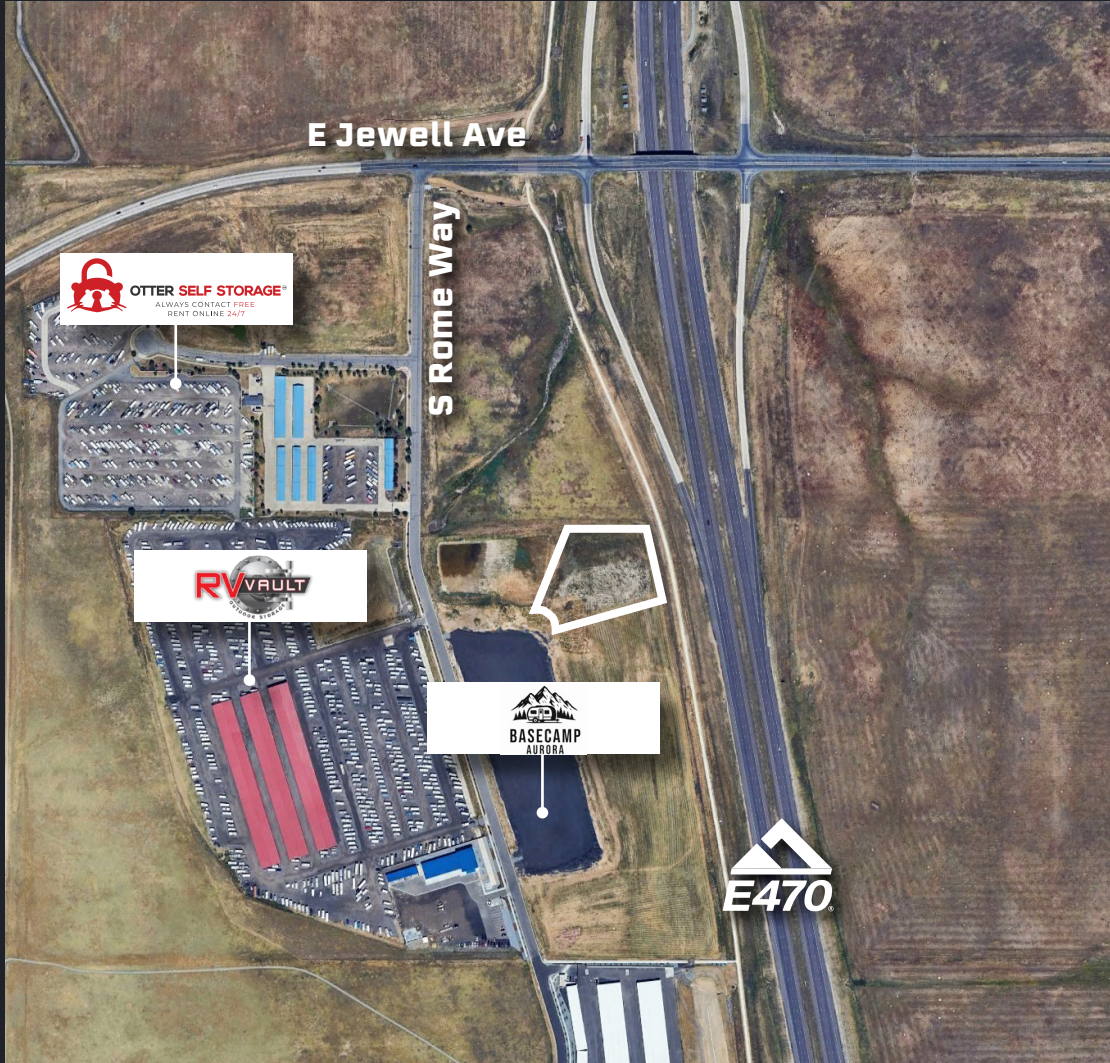


**2201 S. Sicily Circle,  
Aurora, CO 80018**



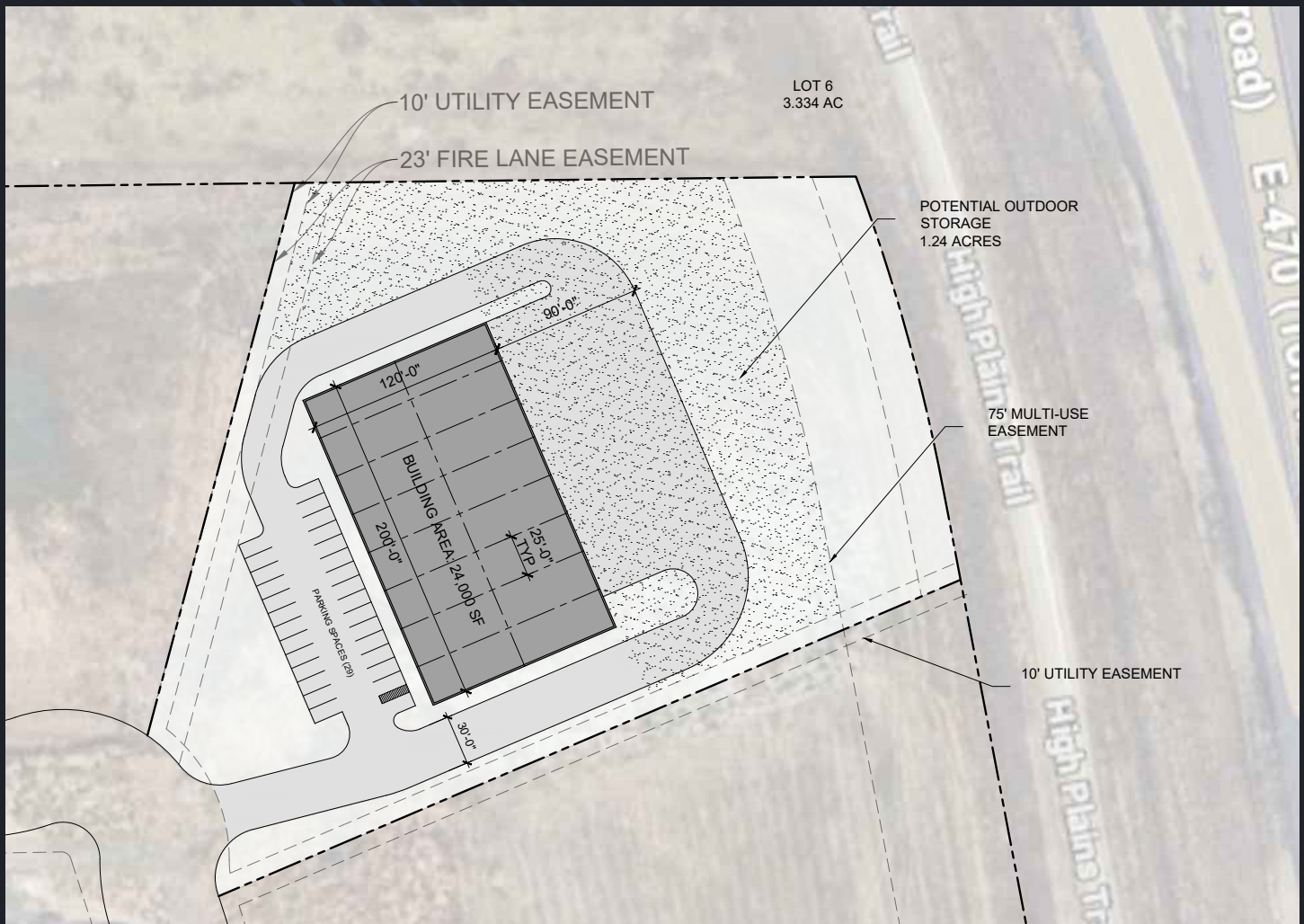


# Site Highlights:



- **Site size: 3.33 Acres**
- **Zoning: AD – Airport District (Allows for outdoor storage)**
- **County: Arapahoe County**
- **Excellent highway frontage and visibility**
- **Direct access to E-470 and Jewell Ave**

## Building with yard



# Drive Times:

**I-70:**

5.4 miles/  
6 minutes

**DIA:**

16.6 miles/  
14 minutes

**Denver Tech Center:**

12 miles/  
20 minute

**I-225:**

8.8 miles/  
12 minutes

**Downtown Denver:**

23 miles/  
24 minutes



## Contacts

**James McGill**

Senior Vice President  
+ 1 303 260 6536  
James.mcgill@jll.com

**Chris Schultz**

Senior Vice President  
+ 1 303 260 6531  
chris.schultz@jll.com

**Alec Torkelson**

Vice President  
+ 1 720 418 8031  
alec.torkelson@jll.com

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