

# 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**



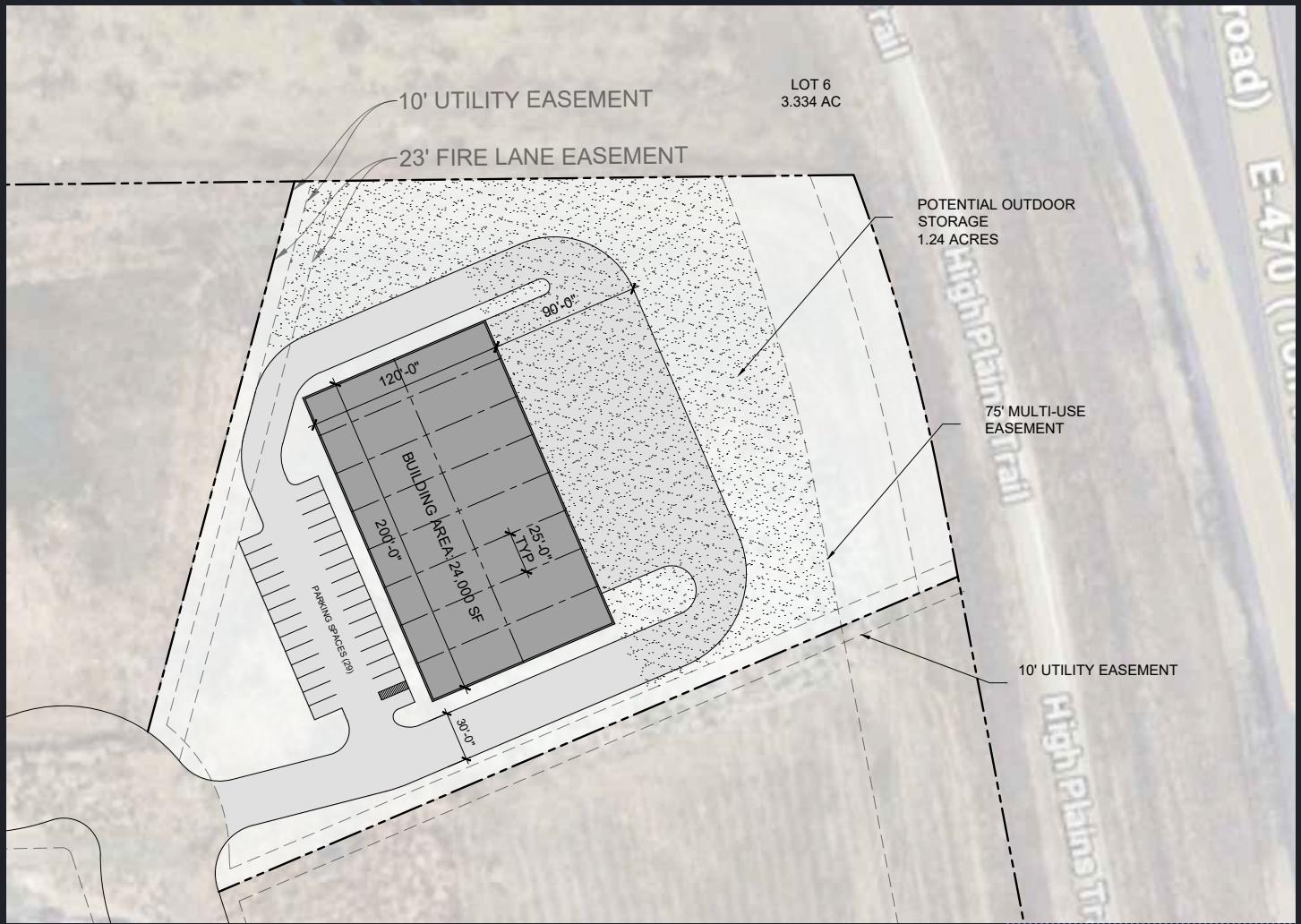
# Site Highlights:



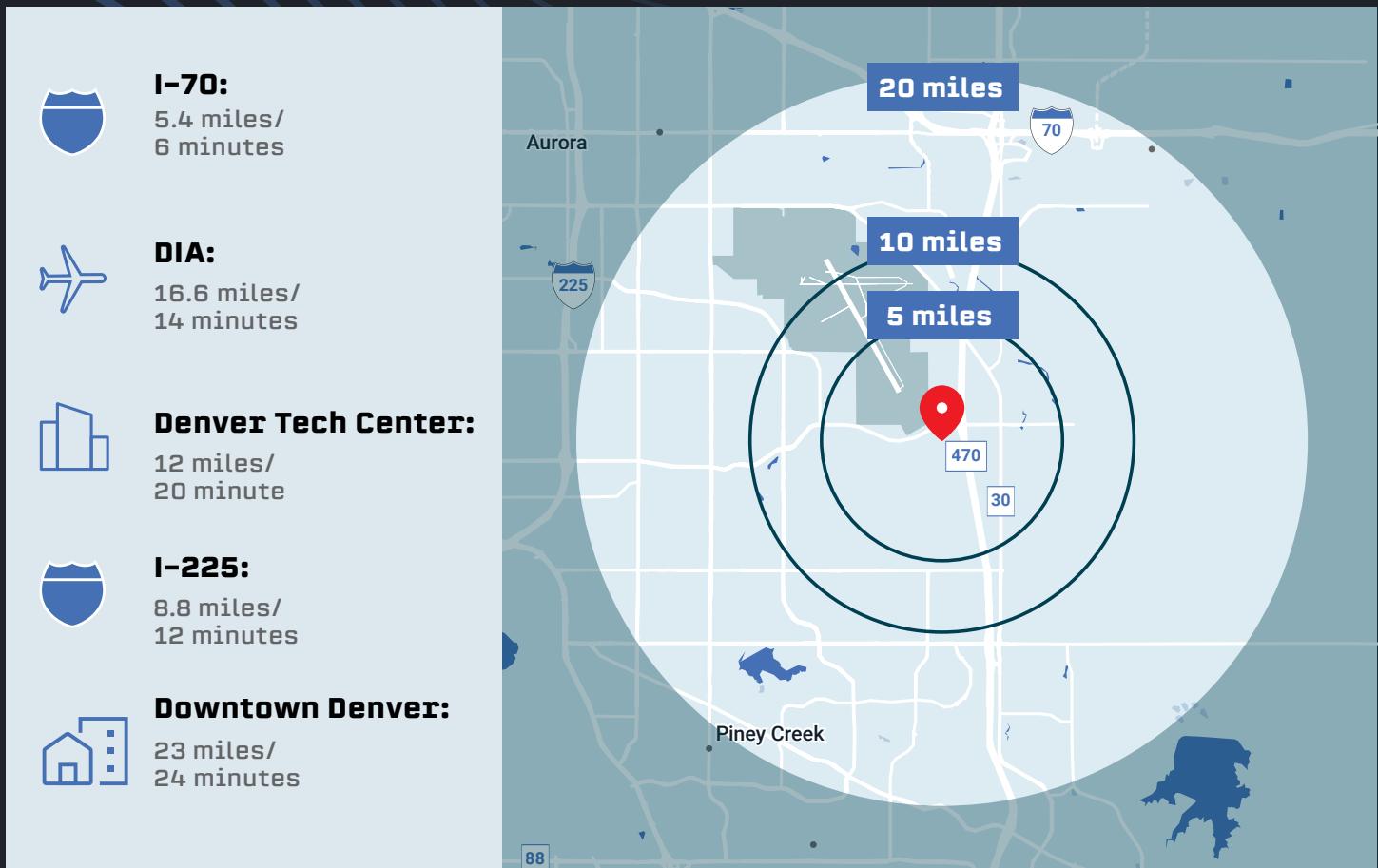
- **Site size: 3.33 Acres**
- **Zoning: AD - Airport District [Allows for outdoor storage]**
- **County: Arapahoe County**
- **Excellent highway frontage and visibility**
- **Direct access to E-470 and Jewell Ave**

# Potential Site Plan

## Building with yard



# Drive Times:



## Contacts

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