



## Shovel Ready Industrial Lot (1.26 Acres)

# LIST PRICE: \$1,500,000

### PROPERTY OVERVIEW

Lot Size:	55,016 SF
County:	Arapahoe
Property Taxes:	\$15,695 (2024)
Zoning:	LPDI

### PROPERTY FEATURES

- One of the last industrial lots available for development in SouthPark
- Location provides excellent access to Santa Fe and C-470
- Ideal for owner-users or developers seeking a rare infill opportunity
- Retaining Wall Constructed, Electrical Transformer Installed, Sewer to Site

For more information, please contact:

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**JOE OWSTON**

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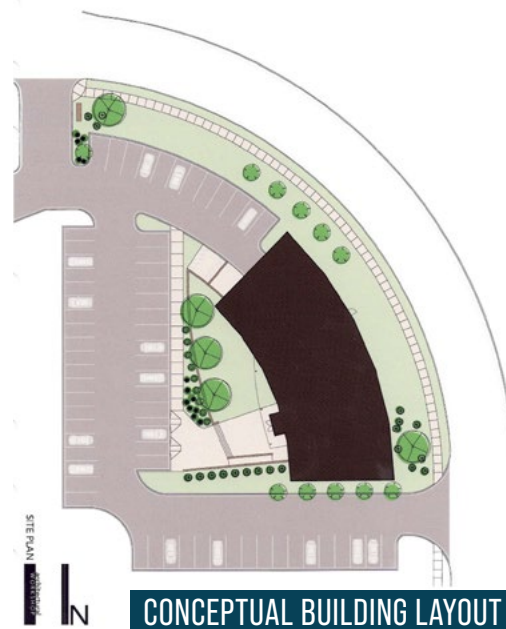
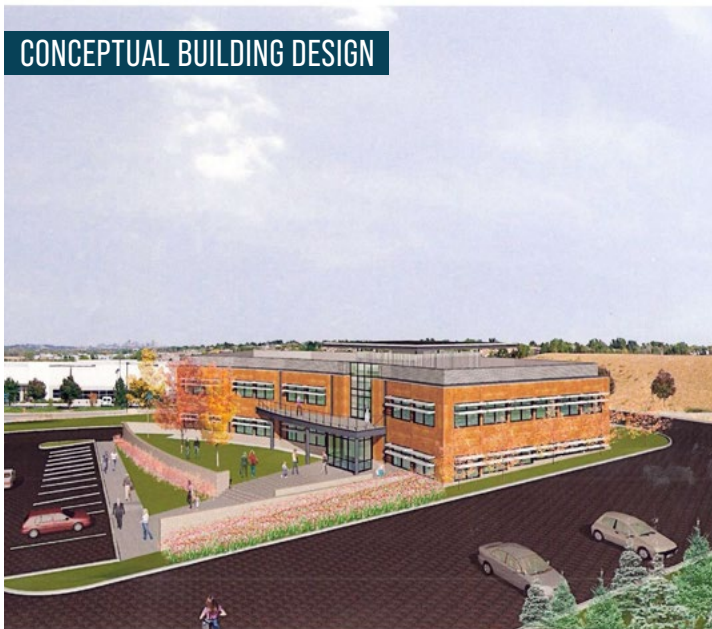
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**Pinnacle Real Estate Advisors**

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CONCEPTUAL BUILDING DESIGN



CONCEPTUAL BUILDING LAYOUT



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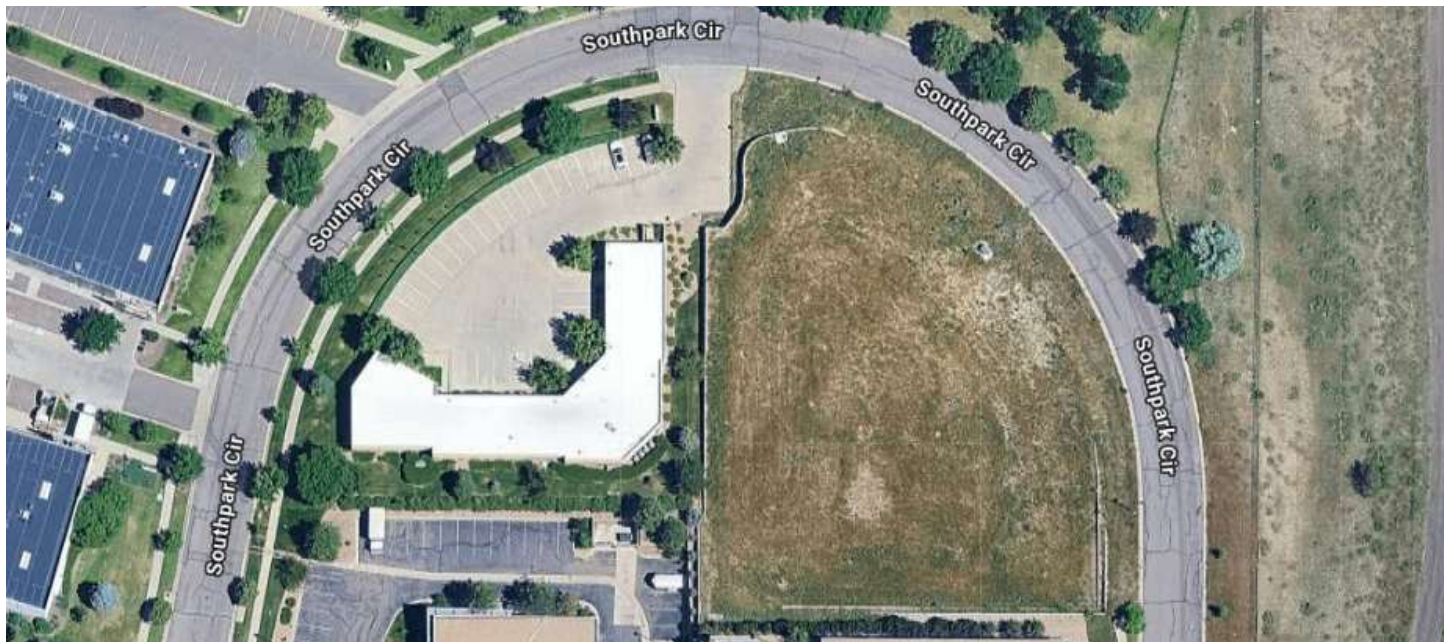
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