

3,000 +- SF
Concrete Pad

13.5 +-
Acres

7,200 +- SF Barn

1,500 +- SF Structure for
Office/ Business Needs

FOR LEASE:

Industrial Outdoor Storage

4275 N HUDSON ROAD, LOT A

Aurora, CO 80012



PRESENTED BY:

ALBERT M. LINDEMAN

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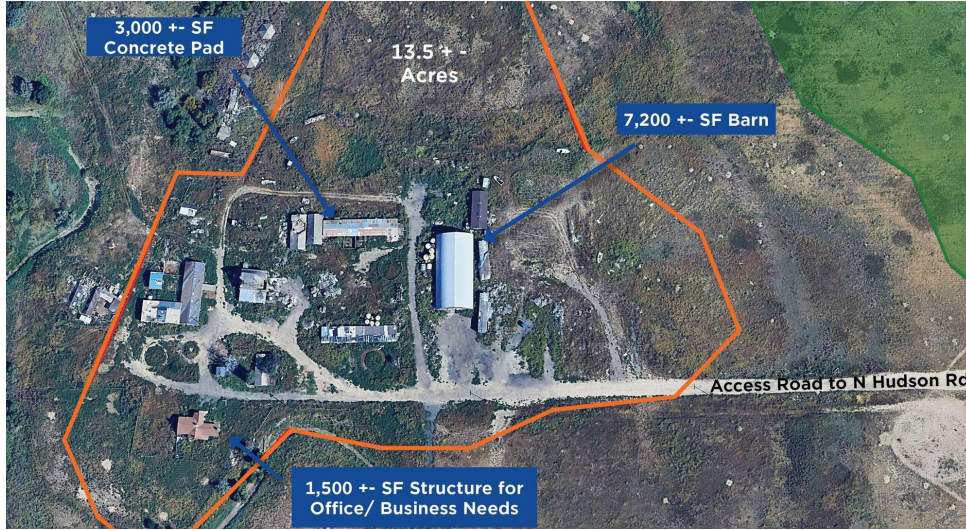
CO #IA 100086731

RYAN BENGFORD

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Contact Broker
AVAILABLE ACRES FOR LEASE:	13.5
TOTAL LOT SIZE:	158 Acres
ZONING:	AD
MARKET:	Northeast Denver
APN:	1819-00-0-00-246

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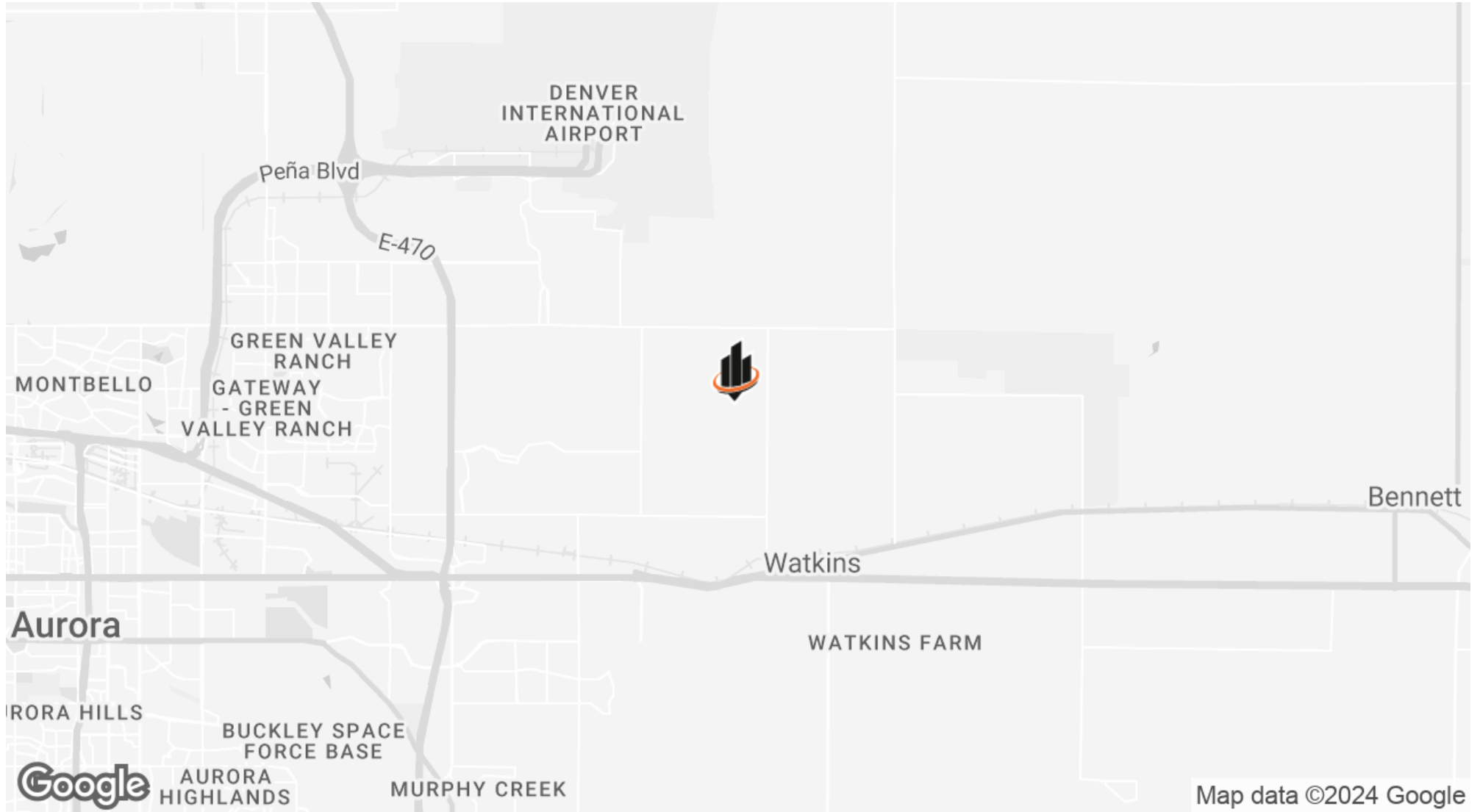
PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present a one-of-a-kind leasing opportunity located just minutes from Denver International Airport. The property offers more than 13.5 acres of outdoor storage, including a 7,200-square-foot barn and multiple concrete pads, providing versatile space for all your storage needs. With close proximity to major transportation routes, tenants enjoy easy access for logistics and daily operations.

PROPERTY HIGHLIGHTS

- Tenant Improvement Allowance For Qualified Tenants
- Prime Location 15 Minutes From Denver International Airport
- 13+ Acres Industrial Outdoor Storage | 24/7 Access & Security
- 7,200 SF Barn For Indoor Storage | Concrete Pads For Heavy Machinery

LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

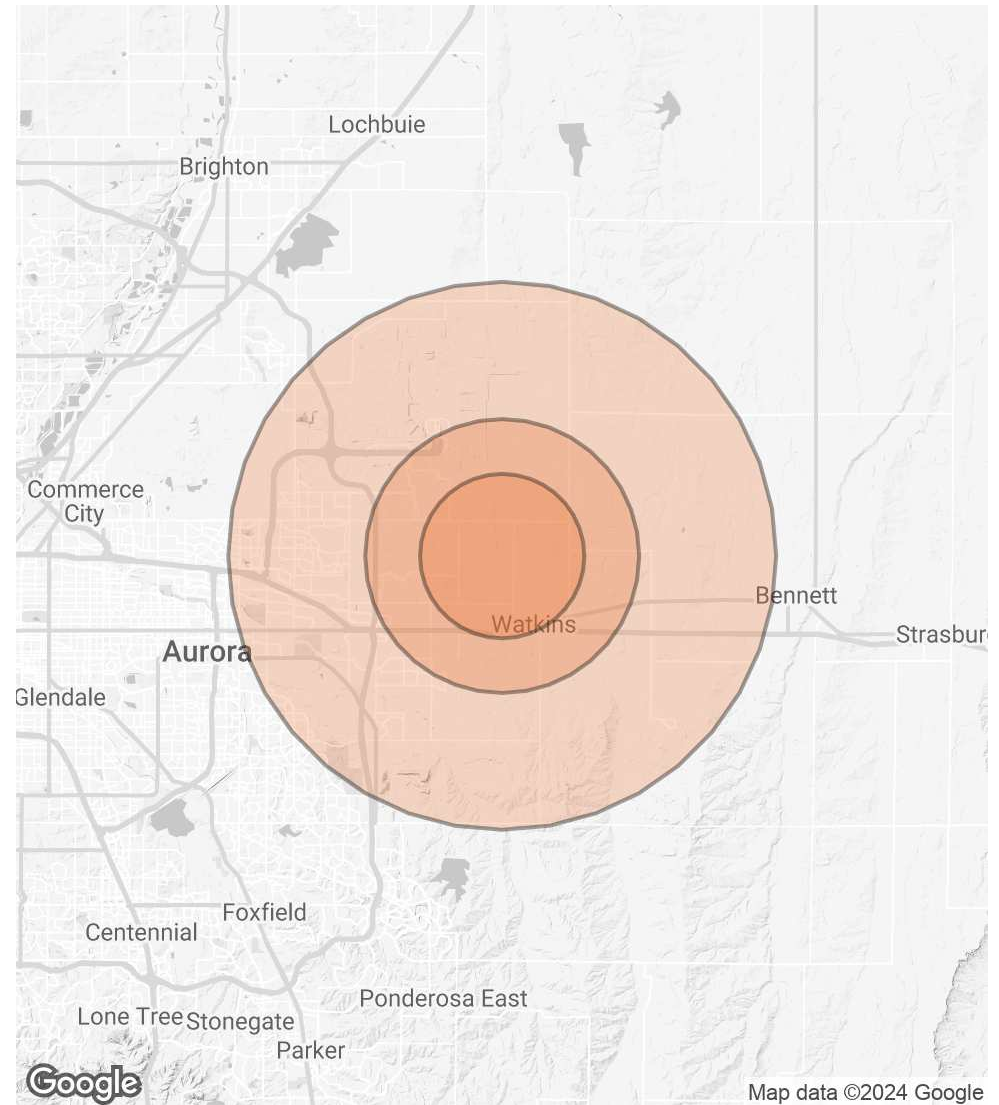
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	1,309	8,577	172,523
AVERAGE AGE	38	35	35
AVERAGE AGE (MALE)	37	35	34
AVERAGE AGE (FEMALE)	40	36	36

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	288	2,487	57,157
# OF PERSONS PER HH	4.5	3.4	3
AVERAGE HH INCOME	\$108,500	\$122,503	\$106,404
AVERAGE HOUSE VALUE	\$581,739	\$634,217	\$504,958

Demographics data derived from AlphaMap



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