

40 + -
Acres

SCENARIO
20+ - Acres

13.5 + -
Acres

SCENARIO
1+ - Acres

SCENARIO
5 + - Acres

SCENARIO
10 + - Acres

Access Road with N Hudson Road

N Hudson Road

17.5 + -
Acres

FOR LEASE:

Industrial Outdoor Storage

4275 N HUDSON ROAD

Aurora, CO 80012

PRESENTED BY:

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Conceptual scenarios for possible lot division. To be verified.

70 ACRES AVAILABLE

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE ACRES FOR LEASE:	1 - 70 AC
ZONING:	AD
MARKET:	Northeast Denver
APN:	1819-00-0-00-246

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 70 divisible 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.

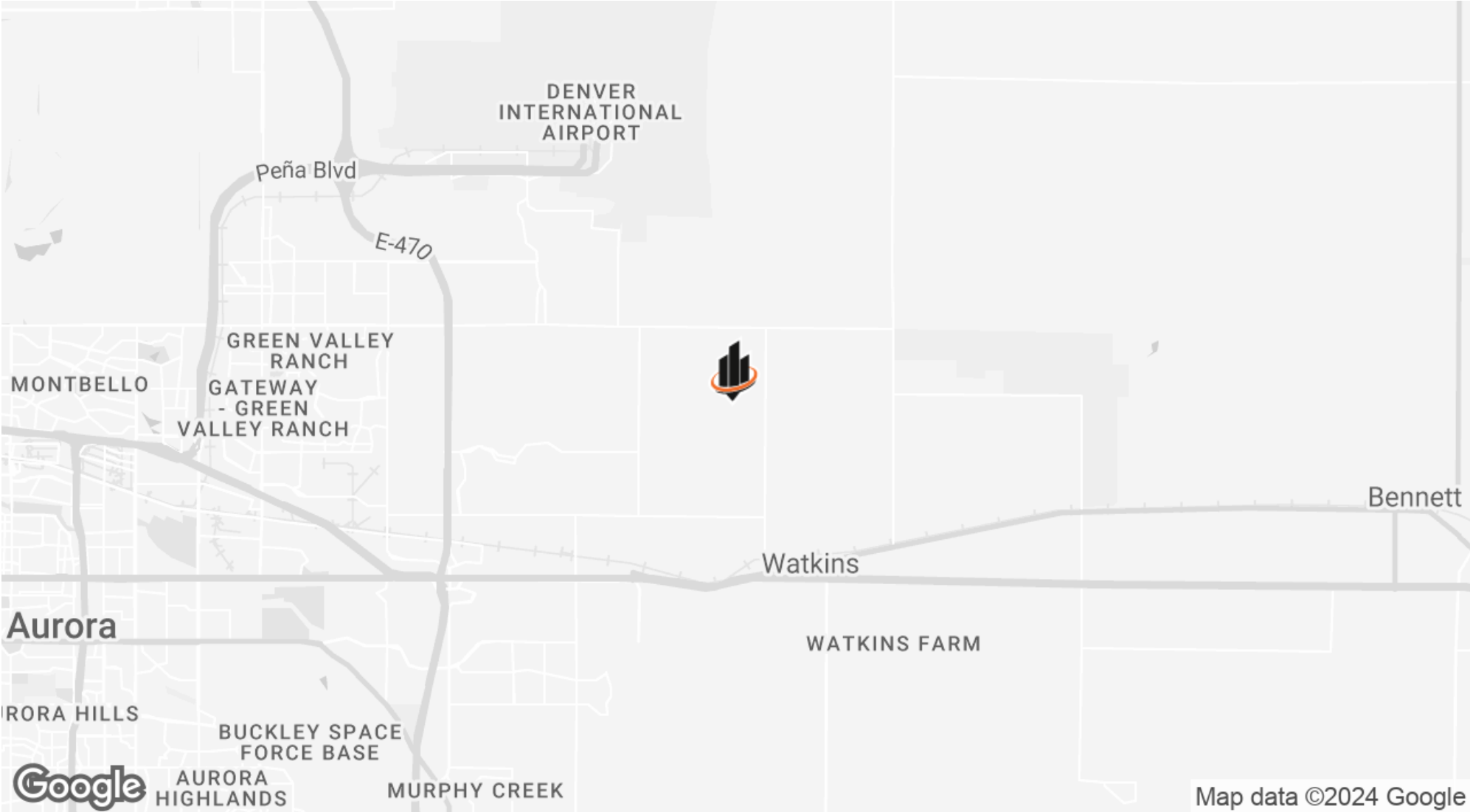
PROPERTY HIGHLIGHTS

- Divisible Land Parcels Ranging from 1-70 Acres
- Tenant Improvement Allowance Available For Qualified Tenants
- Outdoor Industrial Storage | 24/7 Access & Security
- Convenient access to I-70, I-25, E-470

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

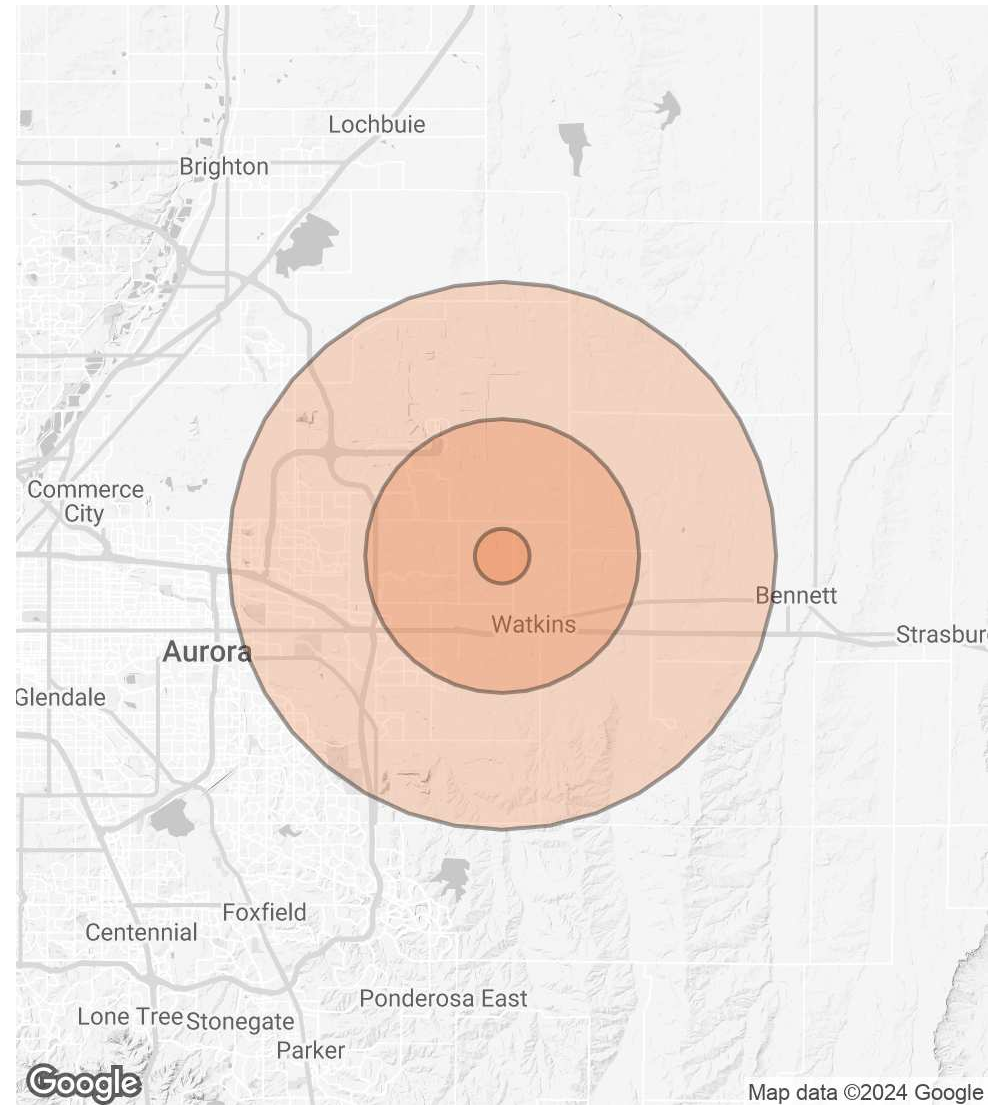
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	11	4,656	104,024
AVERAGE AGE	58.0	35.5	33.3
AVERAGE AGE (MALE)	27.9	34.7	33.4
AVERAGE AGE (FEMALE)	58.4	35.5	34.4

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4	1,618	33,410
# OF PERSONS PER HH	2.8	2.9	3.1
AVERAGE HH INCOME	\$28,568	\$99,863	\$86,028
AVERAGE HOUSE VALUE	\$397,011	\$397,227	\$312,217

2020 American Community Survey (ACS)



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