



**LOCAL EXPERTS.  
INDUSTRIAL STRENGTH.**

**FOR SALE**


**17501 East Colfax Ave.  
Aurora, CO**




**10.23 ACRES**

**Sale Price: \$2,950,000**

### Drive Times

 **E-470**  
5 Minutes

 **DIA**  
15 Minutes

 **I-70**  
5 Minutes

 **Downtown Denver**  
25 Minutes

### PROPERTY FEATURES:

**Site Size:** 10.23 AC

**Zoning:** APZ & MUC

**County:** Arapahoe

**Taxes (2022):** \$9,533.01

**Sale Price:** \$2,950,000

- Excellent access I-70, I-225, E-470 and Pena Blvd.
- Great visibility to Colfax Ave.
- Proximity to numerous industrial parks
- Quick & easy access to DIA

- Good site for trucking or trailer storage and sales companies
- Utilities in Colfax Avenue, City of Aurora
- Located along rapidly growing E I-70 market

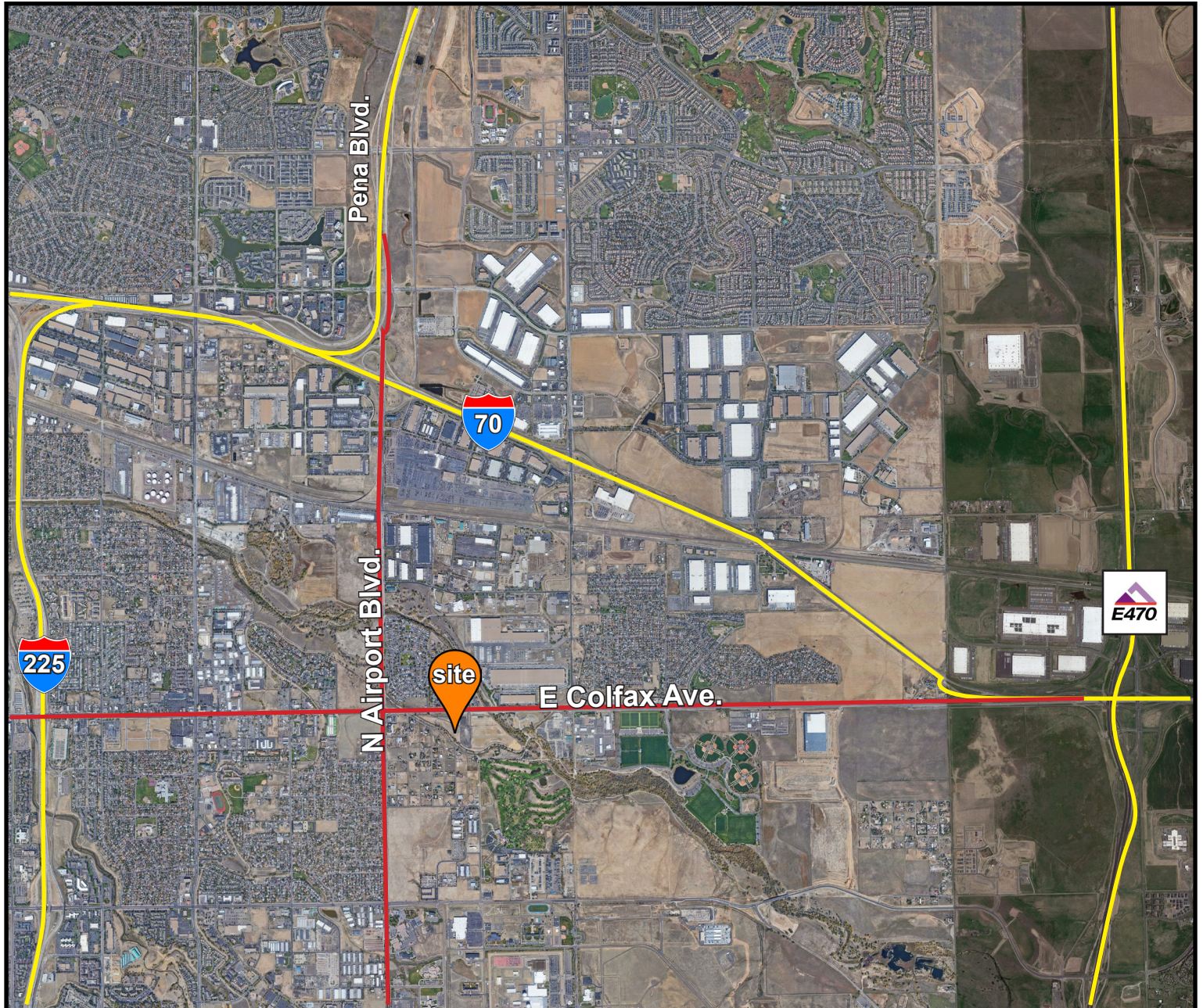




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