

LAND FOR SALE

402 & 432 N Laredo St

Aurora, CO 80011

VACANT. ZONED. AURORA LAND READY TO BUILD.

— Aurora Industrial Land

±42,331 SF | \$678,000

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Aerial view of the assemblage — Lots 1 & 2

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SECTION 01

Property Description

Vacant. Zoned. Ready to Build.

Equity Commercial Real Estate Group is pleased to present **16255 E 4th Ave, a ±42,331 square foot vacant industrial assemblage (Lots 1 & 2)** positioned within an established commercial and industrial corridor in Aurora, Colorado. The offering is priced at **\$678,000**.

The site is delivered vacant — **zoned I-1 (Industrial)** under the Aurora Unified Development Ordinance — and is ready for ground-up development without the cost, delay, or uncertainty of rezoning or tenant relocation. The I-1 classification permits a wide range of uses by-right, including **contractor storage yards, light manufacturing, warehousing and distribution, equipment storage, outdoor storage, and self-storage** — giving a buyer or developer immediate flexibility to build to suit.

Surrounded by active flex/industrial buildings, contractor yards, and storage facilities, the property sits in a submarket with **proven industrial demand and steady absorption**. Its level topography and rectangular configuration across Lots 1 & 2 support efficient site planning for a single building, multi-tenant flex park, or outdoor storage/yard use.

For an investor or owner-user: the land is vacant (no demolition or relocation risk), it is properly zoned for industrial use (no entitlement risk) — a rare combination in the current Aurora industrial land market. Equity Commercial recommends a buyer commission a massing study early in due diligence to confirm maximum achievable building program on the ±42,331 SF site.



16255 E 4th Ave — looking northwest across Lots 1 & 2

SECTION 02

Property Information

Property Overview

Address	432 & 402 N Laredo St
City / State	Aurora, CO 80011
Total Land Area	±42,331 SF (Lots 1 & 2)
Asking Price	\$678,000 / \$16 PSF
Zoning	I-1 (Industrial)
Current Use	Vacant Land
Topography	Level
Configuration	Lots 1 & 2 (assemblage)
Real Estate Taxes	±\$5,484 / 2025 (estimated; buyer to verify with Adams/Arapahoe County)

Building Information — Lot 1 & Lot 2

	Lot 1	Lot 2
Lot Dimensions	149' x 150'	142' x 145'
Lot Square Footage	21,204 SF	21,127 SF
Zoning	I-1	I-1

Lot 1 and Lot 2 combine for a total of ±42,331 SF. Dimensions are approximate; buyers should rely on a licensed survey.

I-1 Permitted Use Highlights

Use	Status
Storage, Distribution & Warehousing	Permitted
Light Manufacturing	Permitted
Outdoor Storage	Permitted
Self-Storage Facility	Permitted
Equipment Rental & Repair	Permitted
Contractor / Bulk Commodity Storage	Permitted
Office, Flex	Permitted
Vehicle Fleet Operations Center	Permitted

Source: Aurora Unified Development Ordinance, Table 3.2-1 — Permitted Use Table (I-1 column), Revised 12/25. Buyers should independently verify all zoning and permitted-use information with the City of Aurora prior to purchase.

SECTION 02

SECTION 03

Highlights

Vacant Delivered fully vacant with no tenant relocation, demolition, or holdover risk — immediate possession for a buyer or developer.	Zoned Zoned I-1 (Industrial) under the Aurora UDO, permitting warehousing, distribution, light manufacturing, outdoor storage, and self-storage uses by-right.
Ready to Build Level topography and a clean ±42,331 SF footprint across Lots 1 & 2 support efficient site planning without the cost or delay of entitlement.	Established Industrial Corridor Surrounded by active flex, warehouse, and contractor-yard uses, evidencing proven demand in the immediate submarket.
Scale & Flexibility ±42,331 SF across Lots 1 & 2 supports a single building — up to the maximum footprint achievable under I-1 standards and/or an outdoor storage/yard use.	Aurora Submarket Positioned within metro Denver's northeast industrial submarket, benefiting from regional logistics and distribution demand.
Prime Frontage Prominent frontage along Laredo St provides strong exposure, access, and visibility for tenants and users.	Confirm the Buildable Program Equity Commercial recommends a massing study during due diligence to determine exactly what can be built on Lots 1 & 2.

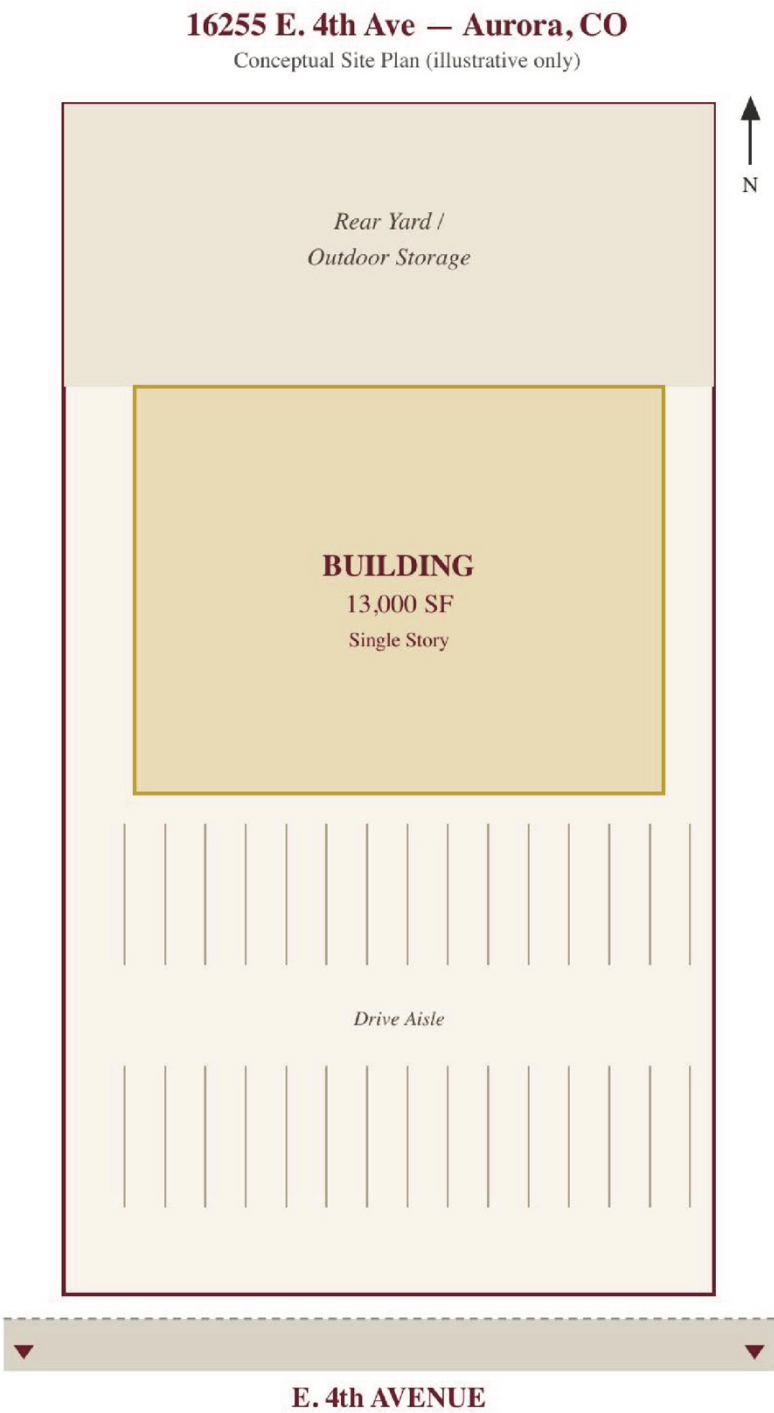


16255 E 4th Ave — vacant site with Front Range backdrop

SECTION 04

Site Plan

The conceptual site plan below illustrates one potential build-to-suit scenario for the combined ±42,331 SF assemblage — a single ±13,000 SF building with rear-yard outdoor storage, oriented to E 4th Avenue. This layout is illustrative only; buyers should commission a licensed civil engineer or architect to confirm the maximum achievable building footprint, parking, and setbacks under Aurora I-1 standards.



SECTION 05

Neighborhood Overview

Aurora, Colorado

Aurora is Colorado's third-largest city and a key component of the metro Denver industrial market. The city's northeast industrial corridor, where the subject property is located, has developed into a dense cluster of warehouse, distribution, flex, and contractor-yard uses serving both regional logistics and local trade businesses.

Industrial Demand Drivers

- Proximity to major thoroughfares connecting to I-70, I-225, and Denver International Airport supports regional distribution and trucking uses.
- An established base of flex/industrial buildings, self-storage facilities, and contractor yards in the immediate area reflects sustained tenant and owner-user demand.
- Aurora's I-1 zoning framework provides broad as-of-right flexibility for industrial users, reducing entitlement timelines for new buyers.

Access & Connectivity

The site benefits from convenient access to E 6th Avenue and the surrounding Aurora street grid, providing efficient truck and vehicle circulation to and from the broader Denver-Aurora industrial network.



SECTION 06

Contact

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±42,331 SF | \$678,000 | I-1 Zoning | Lots 1 & 2

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