



8000 STEELE

MORE OPTIONS FOR YOUR BUSINESS

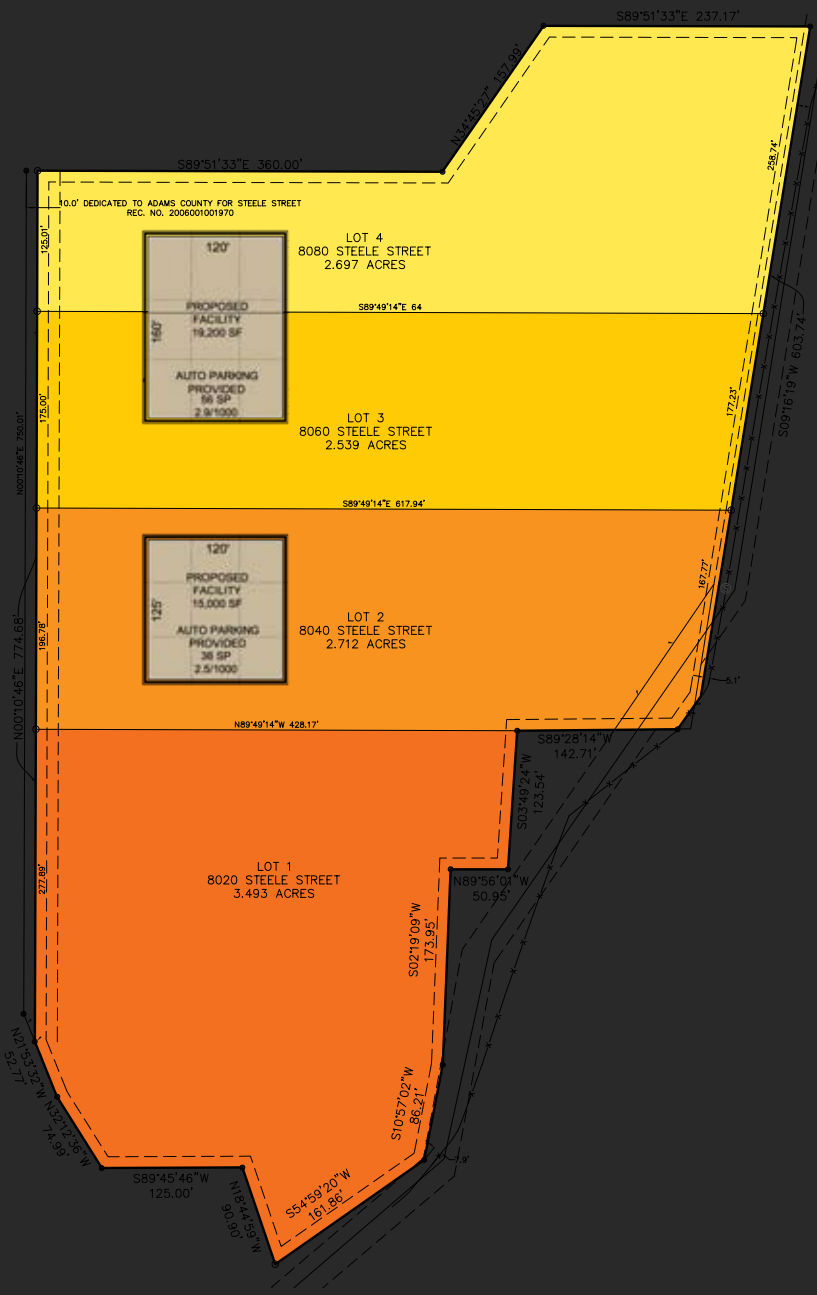
I-2; YARD; INDUSTRIAL; STORAGE; UNINCORPORATED ADAMS COUNTY

LOCATION: Northeast corner of 80th & Steele, Unincorporated Adams County, CO

SIZE: 2.5 - 11.6 acres, 4 lots

UTILITIES: North Washington Street Water and Sanitation District

BUILD-TO SUIT: For Sale or For Lease



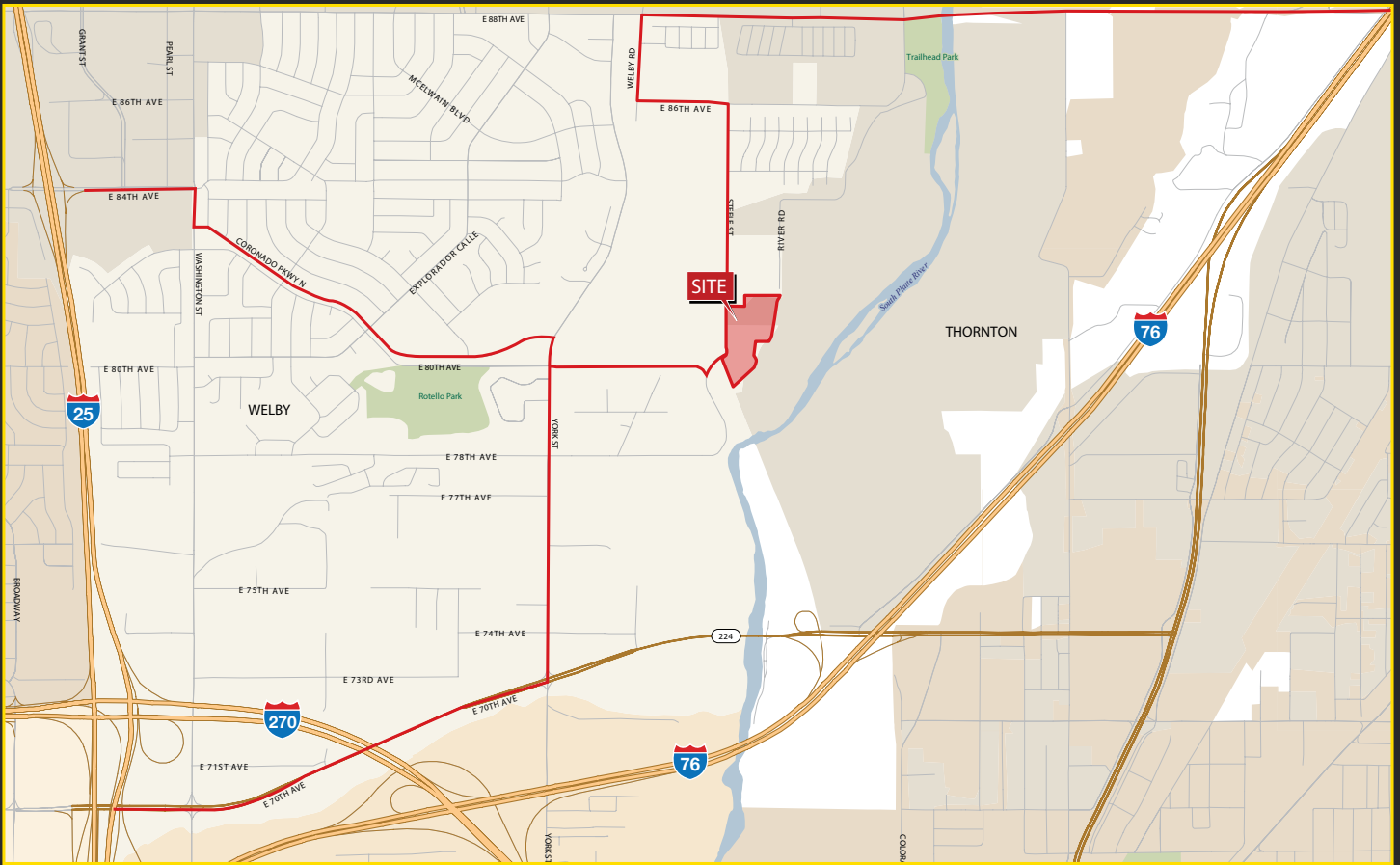
LAND PRICES

LOT#	SIZE	PRICE
LOT 1	152,138 SF	\$540,089
LOT 2	118,111 SF	\$419,294
LOT 3	110,590 SF	\$392,594
LOT 4	147,462 SF	\$416,990

Proposed Facility 1
19,200 sf building
 a. Steel construction
 b. 18' clear height
 c. 3.5 acre of yard

Proposed Facility 2
15,000 sf building
 a. Steel construction
 b. 18' clear height
 c. 1.7 acre yard

Located at the northeast corner of 80th & Steele in Unincorporated Adams County, this site is within close proximity to I-76, I-70 and central Denver. The 11.6 acre site is platted into 4 lots ranging in size from 2.5 to 3.5 acres. The lots can be sold individually or can be combined to accommodate larger users. Build-to-suits are also available. With I-2 zoning in Unincorporated Adams County, this property offers a unique opportunity for smaller users who may have a need for outside storage. Permitted uses under I-2 zoning include personal and outdoor storage, manufacturing and warehouse among other uses.



Access: I-25 South Bound from 88th • I-25 North Bound from 70th • I-76 from 88th





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