

(APPROXIMATELY 2.5 ACRES)  
**INDUSTRIAL LAND FOR SALE**



# 3590 REVERE STREET AURORA, COLORADO 80011

## INDUSTRIAL LAND

Amazing opportunity to acquire a prime 2.5 acres, industrial land parcel. The location is highly desirable and transit-oriented with quick access to I-225 and I-70 interchange. The property is within walking distance (Approx. 1,000 FT) of Peoria Park-N-Ride Light Rail Station.



### DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420  
www.deancallan.com

### HUNTER BARTO

303.945.2016  
hbarto@deancallan.com



VIRTUAL TOUR  
<https://youtu.be/thks6TAO5Zk>

## TERMS & BUILDING INFORMATION

Location:	3590 Revere Street Aurora, Colorado 80011
Price:	\$900,000
Size:	108,726 sq ft (Approximately 2.5 acres)
County:	Adams
Utilities:	Water, sewer, electricity, and gas on-site
Use:	Capable of accommodating approx. 36,000 SF industrial facility
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

## CONCEPTUAL RENDERINGS



## DISCLOSURE

This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 5140 Clarkson Street, Denver, CO 80216. The potential investor is urged to perform its own examination and inspection of 5140 Clarkson Street and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



# LOCATION MAP



20 MINUTES  
DENVER INTERNATIONAL AIRPORT

20 MINUTES  
DOWNTOWN DENVER

**SITE**

**DENVER**

**AURORA**

**LAKWOOD**

**GREENWOOD  
VILLAGE**

**CENTENNIAL**

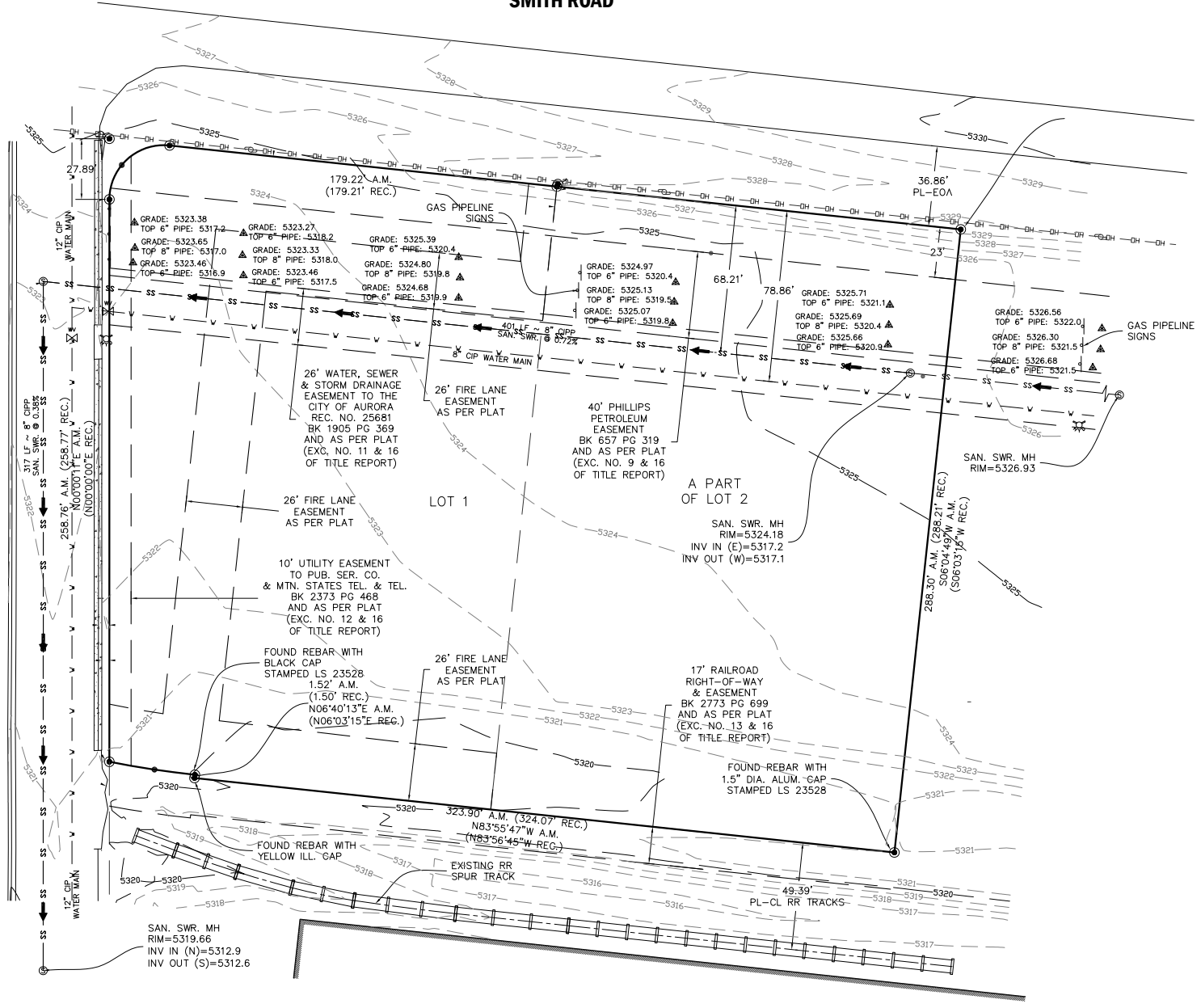
**HIGHLANDS  
RANCH**



# SURVEY

## SMITH ROAD

## REVERE STREET



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AURORA, COLORADO 80011

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