

# DEVELOPMENT READY SITE

12700-12860 E. Smith Rd, Aurora, CO 80011



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This ready to build site offers companies speed to market by offering fully completed and entitled sites that are ready for construction. The developer of Global Commerce Center has completed construction on all Aurora Development Requirements for Smith Road, sidewalks, curbs, gutter, master drainage and condo docs have been completed and are included in the lot prices.



<b>FOR SALE:</b>	<b>\$600,000</b> (per lot)
<b>Available:</b>	Lots 2-3 (can be combined)
<b>Zoning:</b>	I-1 (New Aurora Zoning)
<b>Light Rail:</b>	Peoria Station - less than 1/2 mile
<b>Enterprise Zone:</b>	Adams County
<b>City/County:</b>	Aurora/Adams

### Improvements that have been completed:

- Entitlements in place with City of Aurora
- Vested Site Plan
- Smith Road widened
- Allocated paved parking, sidewalks and curb & gutter
- Gas main service along rear site line for easy connection
- Master drainage plan and detention pond
- Lighting and landscaping for common areas
- Utilities to property: water, gas, sewer, electrical

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The property is located less than a half mile from the Peoria Station; A-line runs from Union Station to DIA. Easy access to arterial highways; I-70 and I-225. The Global Commerce Center provides an exceptional location for your business and for a wide array of uses: Industrial, Office, Public Institution, Agricultural and Retail, see Aurora Zoning.

- Lots 2-3 can be sold separately or combined together.
- 60' Height Limit
- Additional Sq.Ft. can be created with a multi-story design, i.e., office or mezz

