



AERO-INDUSTRIAL DISTRICT

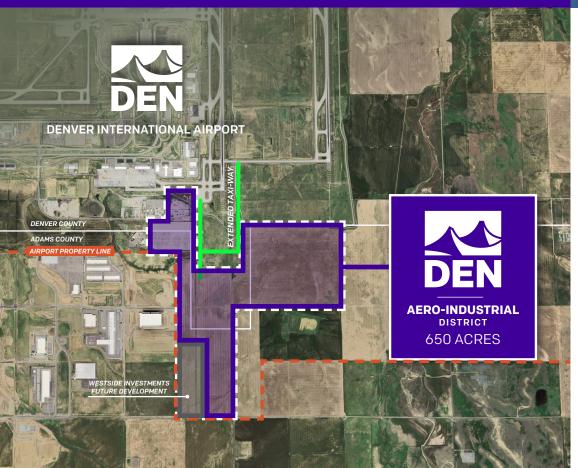




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# Vision Takes Flight

Located in the Districts at DEN, the DEN Aero-Industrial District offers over 500 acres of prime land suitable for ground lease and development. The district's unrivaled location on DEN land with access to airside facilities makes this opportunity a highly attractive prospect for investors pursuing unmatched ease and expansion for their domestic and international business ventures.





# **PROPERTY HIGHLIGHTS**



505 Acres Total (ability to demise to 5 acres)



Available Now



Denver & Adams County Enterprise Zones



Direct connectivity to the 6th Busiest Airport in the World (2024) transporting over 82 million passengers



Flexible Zoning for Industrial, Freight Forwarding, Air Cargo, or Aviation Support Use



Directly adjacent to over 7M SF of existing industrial product



# AN ECOMONIC Powerhouse

Surrounded by a growing community of commercial and industrial titans, the Aero-Industrial District represents a premier hub designed for a multitude of industries to thrive, from cargo and logistics to cutting-edge research ventures, and more.

# **NOTABLE CORPORATE OCCUPIERS**

**Pepsi** 

1,200,000 SF

Coca-Cola

620,000 SF

(Phase 1)

Lowe's

1,000,602 SF

**Dollar General** 

919,000 SF

**FedEx** 482,693 SF

**GE Appliance** 

540,600 SF

Costco

316,692 SF

**Amazon** 

903,450 SF (2 Locations)

Kärcher

380,000 SF

Kroger

177,000 SF



AERO-INDUSTRIAL DISTRICT

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