

# The Future of Commerce



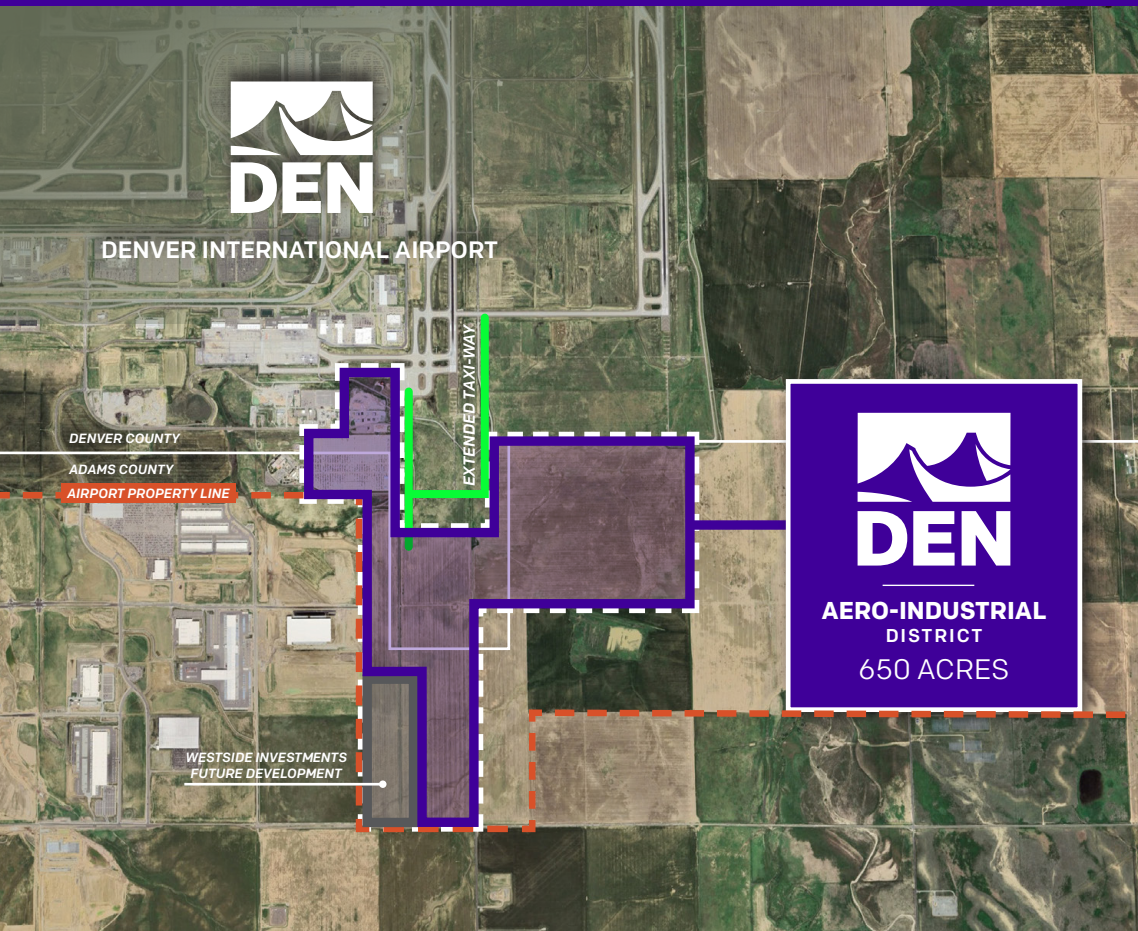
## AERO-INDUSTRIAL DISTRICT





# WHERE YOUR 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 ECONOMIC 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

**GE Appliance**  
540,600 SF

**Coca-Cola**  
620,000 SF  
(Phase 1)

**Costco**  
316,692 SF

**Lowe's**  
1,000,602 SF

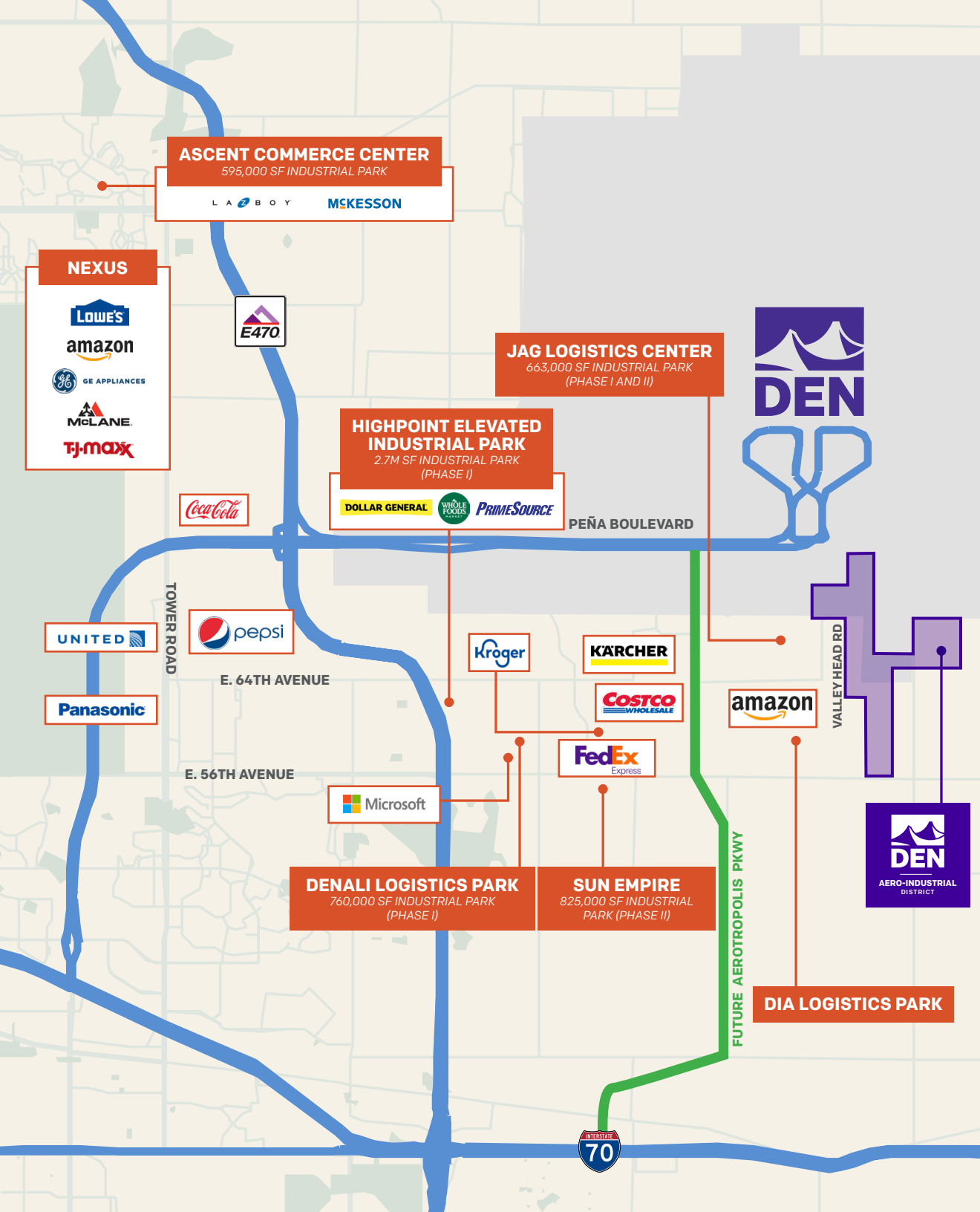
**Amazon**  
903,450 SF  
(2 Locations)

**Dollar General**  
919,000 SF

**Kärcher**  
380,000 SF

**FedEx**  
482,693 SF

**Kroger**  
177,000 SF







**AERO-INDUSTRIAL  
DISTRICT**

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