

The Future of Commerce

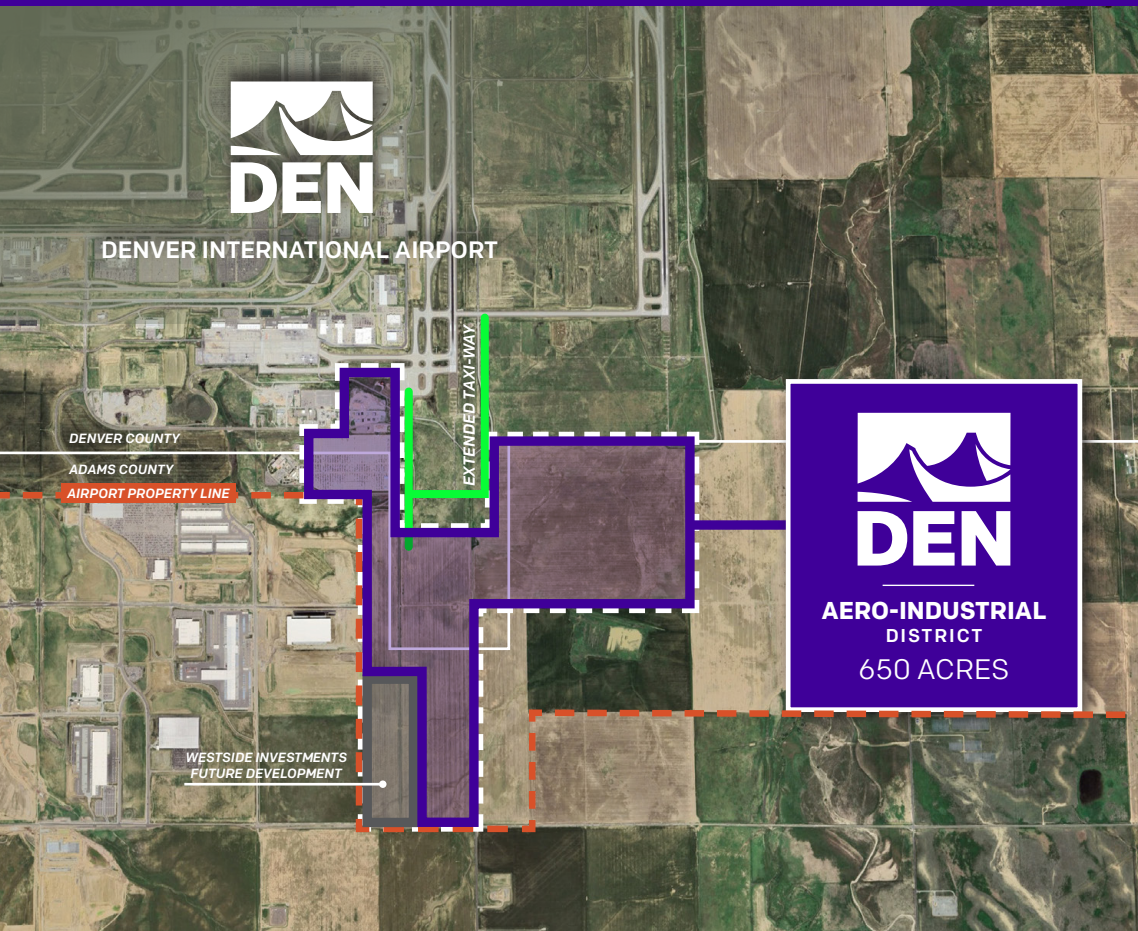


AERO-INDUSTRIAL DISTRICT



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

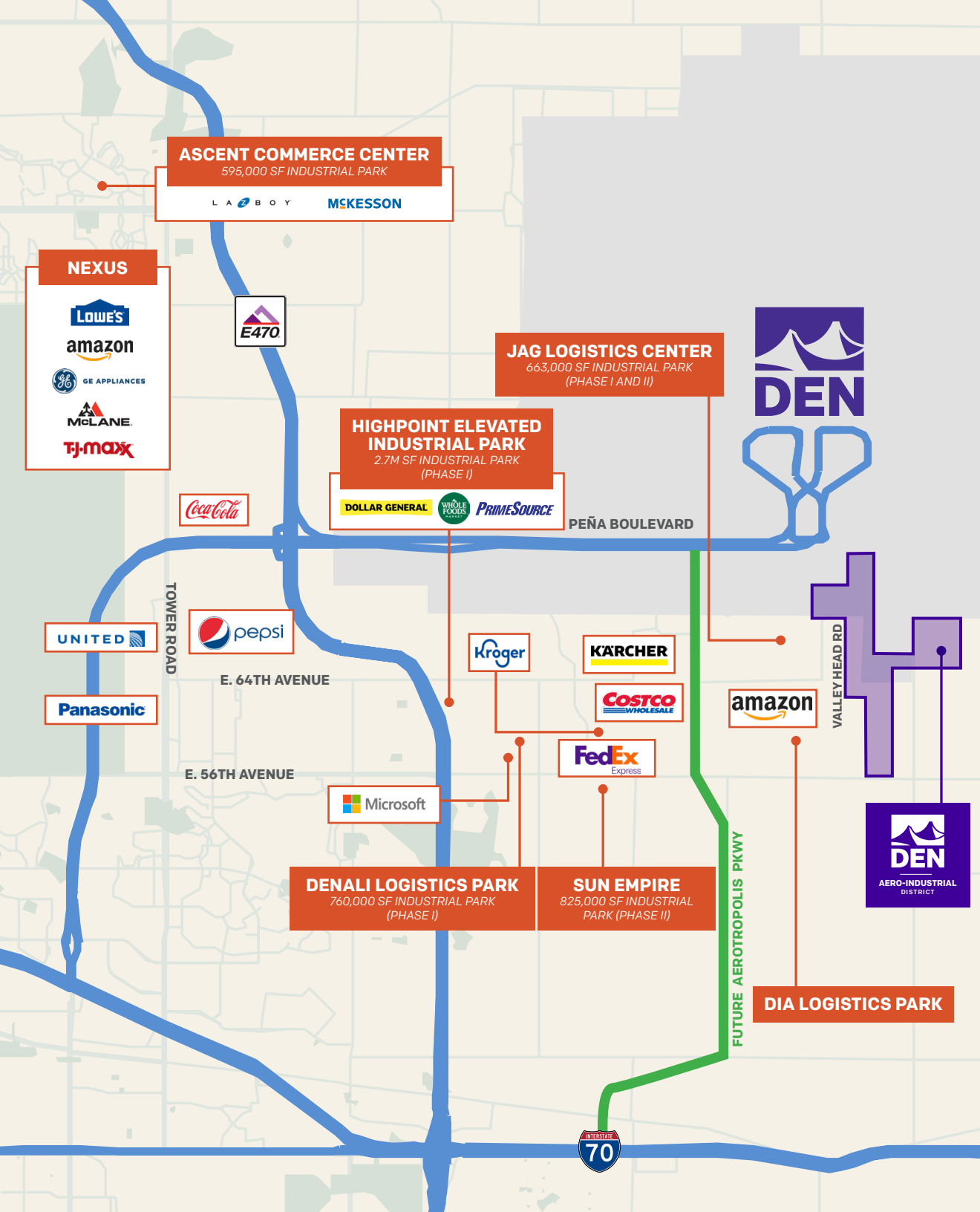
Amazon
903,450 SF
(2 Locations)

Dollar General
919,000 SF

Kärcher
380,000 SF

FedEx
482,693 SF

Kroger
177,000 SF





**AERO-INDUSTRIAL
DISTRICT**

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