

DEAN CALLAN & COMPANY INC

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

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INDUSTRIAL LAND FOR SALE

**3590 REVERE STREET
AURORA, COLORADO 80011**

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.

I-1 Zoning (click [here](#) for zoning use table)

Call for more information and to set up a tour.



VIRTUAL TOUR

<https://youtu.be/thks6TA05Zk>

TERMS & BUILDING INFORMATION

Location:	3590 Revere Street, Aurora, Colorado 80011
Price:	\$1,075,000
Size:	108,726 sq ft (Approximately 2.5 acres)
County:	Adams
Zoning:	I-1 Zoning (click here for zoning use table)
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.

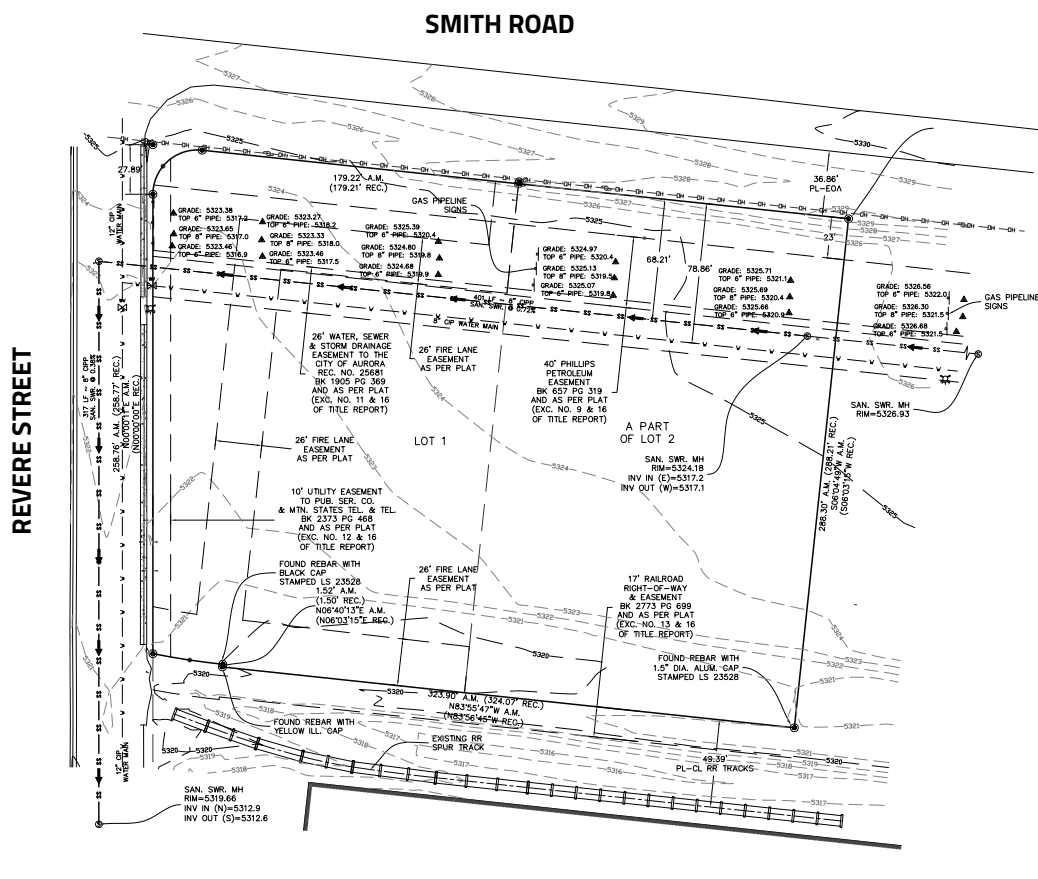
CONCEPTUAL RENDERINGS



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 3590 Revere Street, Aurora, CO 80011. The potential investor is urged to perform its own examination and inspection of 3590 Revere 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.





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