

SKY RANCH

COMMERCE CENTER
AURORA, COLORADO



UP TO 110 ACRES, DIVISIBLE

ZONED, PLATTED AND READY FOR DEVELOPMENT

PRIVATE WATER WITH MASSIVE CAPACITY

SKY RANCH

COMMERCE CENTER

Located at the soon-to-be-realigned interchange of I-70 and Airpark, Sky Ranch Commerce Center provides the ideal components of immediate access, outstanding visibility and frontage to I-70, a fast-growing labor base, and parcel size flexibility. Measuring a total of 136 acres, of which up to 110 acres could be allocated for industrial uses, the property is ready for development, with utilities in place and a PUD zoning that allows for both industrial and commercial uses.

Construction on the realignment of Airpark and I-70 is slated to begin in 2026 and be completed by the end of 2028, creating easy access on and off I-70 with a full diamond interchange. As well, a full-movement lighted intersection at Monaghan and 12th Ave will provide smooth traffic flow into Sky Ranch Commerce Center, along with access from 10th Ave. Future commercial development at the project will bring a variety of direct retail amenities and food choices.

One of the most unique characteristics of Sky Ranch Commerce Center is the availability of massive amounts of private water available at rates that are significantly lower than Aurora. With a 24" water line already in-place, access to water is immediate, and with no delay in permitting.



SAMPLE LAYOUT 1

SKY RANCH

COMMERCE CENTER

SAMPLE LAYOUT 2



PROPERTY DETAILS

TOTAL SIZE: **±136 ACRES**

DEDICATED LAND FOR INDUSTRIAL: **Up to 110 acres (Divisible)**

ZONING: **PUD (allows for industrial and commercial uses)**

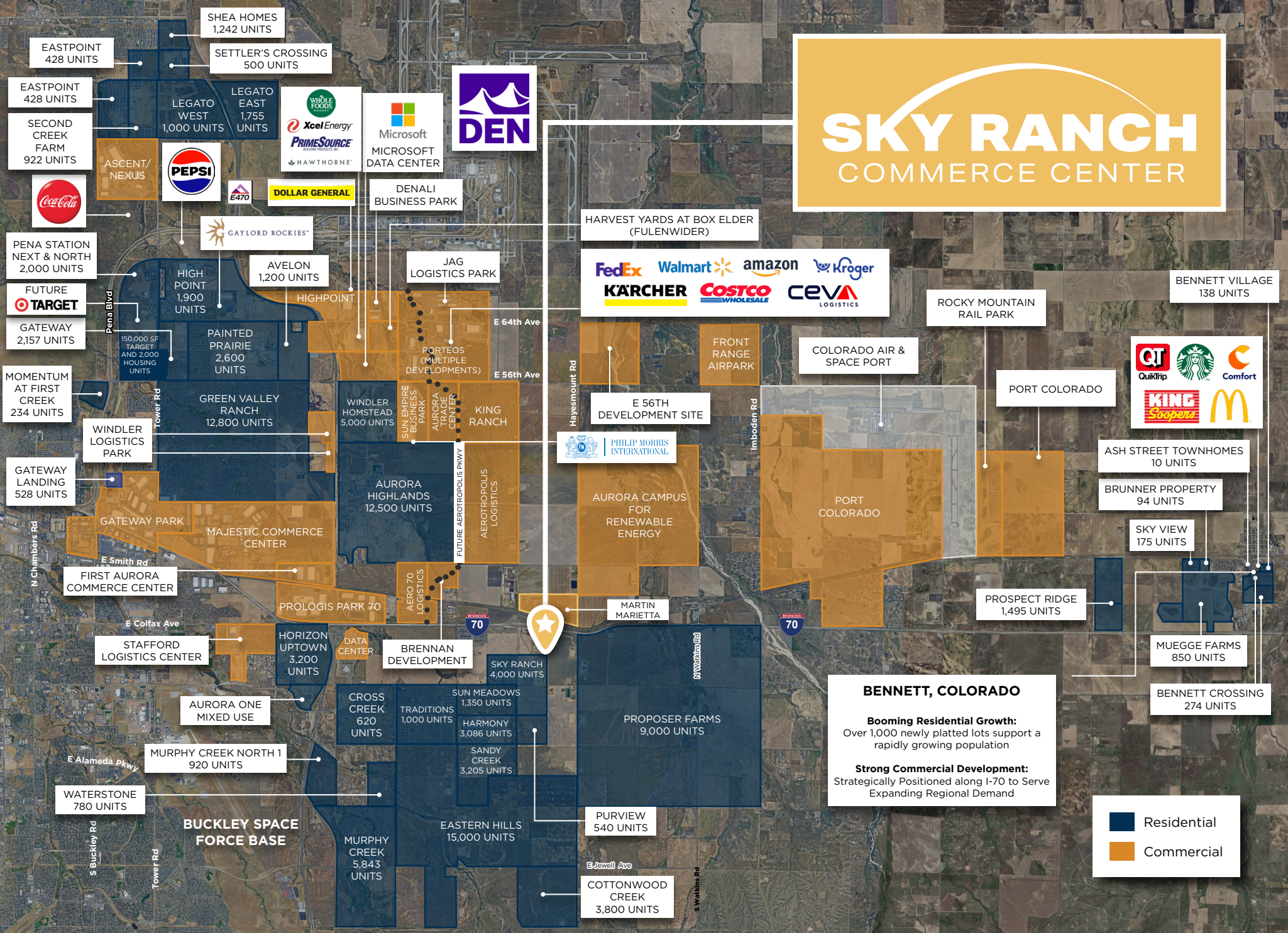
TOPOGRAPHY: **Level**

UTILITIES: **To be located at property line**

PRICING: **Contact Broker for Pricing**

SKY RANCH

COMMERCE CENTER



BENNETT, COLORADO

Booming Residential Growth:
Over 1,000 newly platted lots support a rapidly growing population

Strong Commercial Development:
Strategically Positioned along I-70 to Serve Expanding Regional Demand

- Residential
- Commercial



SKY RANCH

COMMERCE CENTER

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