

LAND AVAILABLE

11031 Himalaya Street | Commerce City, CO 80022

FOR SALE

14 MINUTES TO DEN AIRPORT



**±68 ACRES OF LAND
WITH VISIBILITY FROM E-470**

CONTACT INFORMATION

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PROPERTY DESCRIPTION

LOCATION	11031 Himalaya Street, Commerce City, CO Southeast Corner of E-470 & E 112th Avenue
SITE SIZE	68.35 Acres
PRICE	\$10,000,000 (\$3.36/SF)
WATER	City Water adjacent to property, Well/aquifer (TBV)
POWER	To Site (United Power: 5-6MW+ Available)
ZONING	A-3
CITY / COUNTY	Commerce City / Adams County

POTENTIAL LAND USES

Subject property is located in the Commerce City Comprehensive Plan's E-470 Expressway Corridor District, which includes the following potential uses:

- Warehousing & Distribution/Logistics
- Flex R&D
- Commercial/Employment/Office
- Single Family Residential
- Multifamily Residential
- Duplexes/Townhomes

POWER-READY



5-6MW available now from United Power, with a path to 25+MW



Supports 1,000,000 SF+ distribution



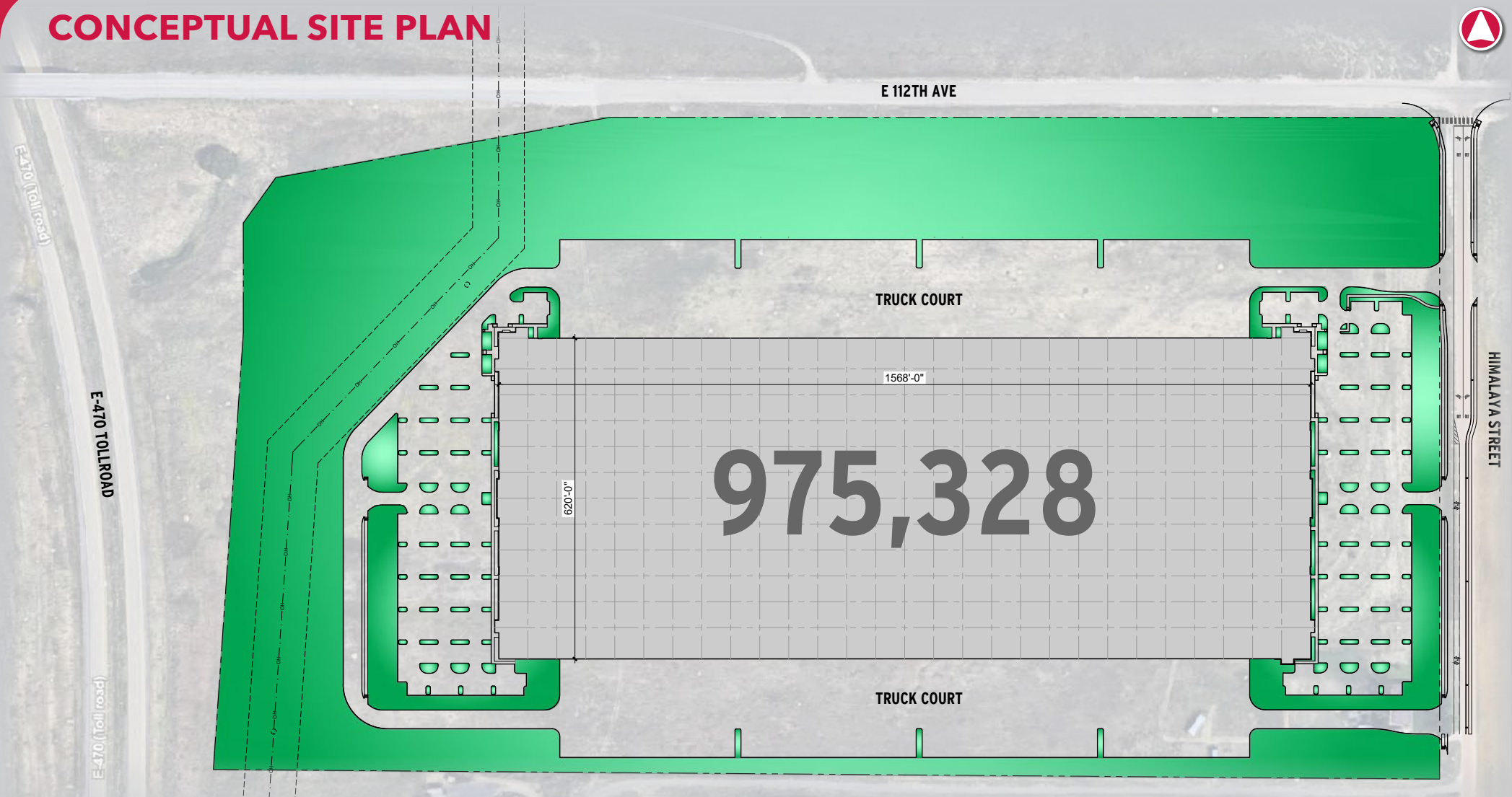
90-day large-load fast track program provides speed-to-power advantage over Xcel



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CONCEPTUAL SITE PLAN



ENTITLEMENT ADVANTAGE

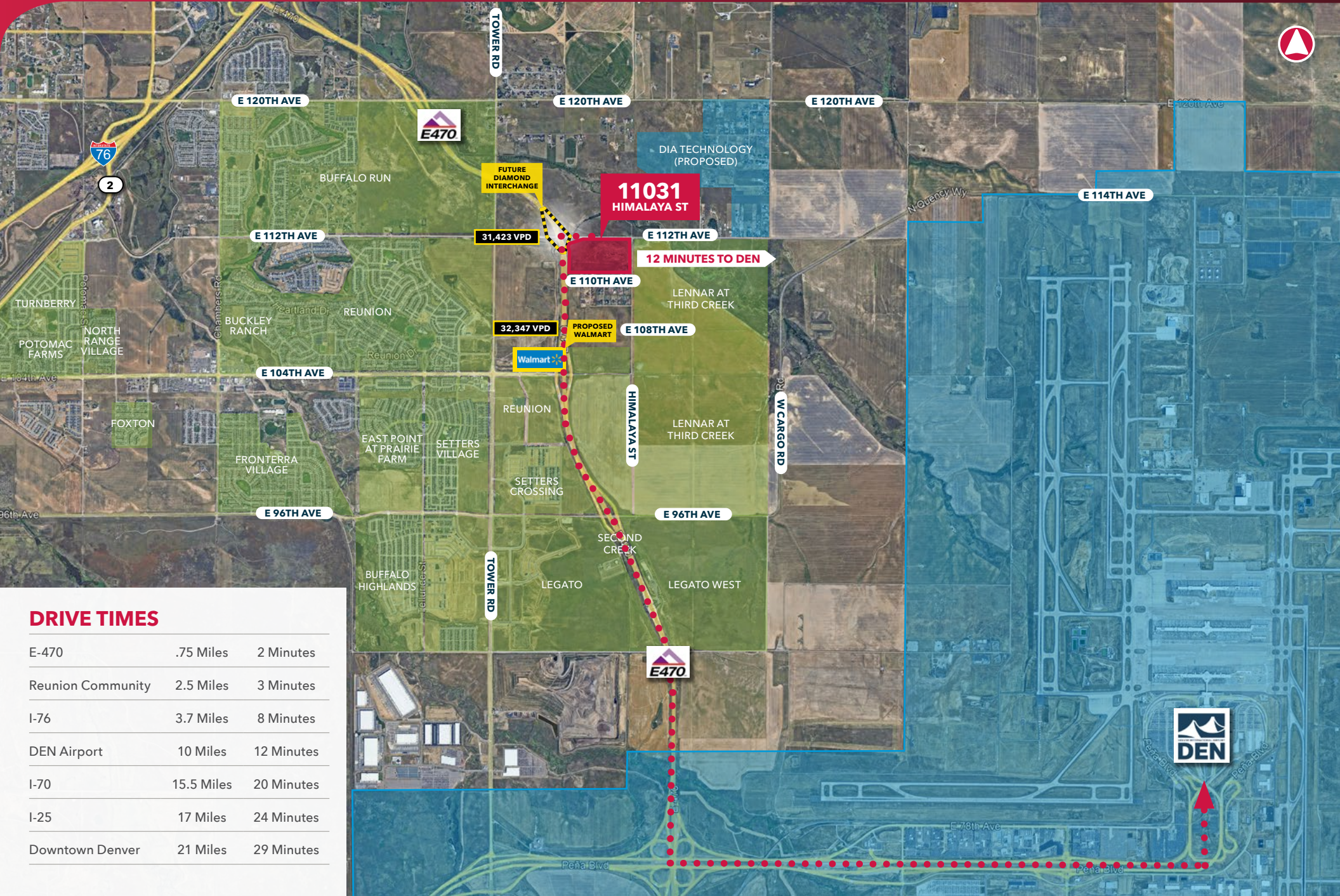
- Annexation priority parcel for Commerce City
- Within the E-470 Expressway Corridor District with warehousing and logistics as primary uses
- Full future diamond interchange planned at 112th & E-470
- Adjacent Lennar at Third Creek roads & utilities already underway or in place

SITE PLAN COURTESY OF CRAIG JACOBSON
303-817-1091 | GRANBY, COLORADO
WWW.RGAARCHITECTS.COM



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DRIVE TIMES

E-470	.75 Miles	2 Minutes
Reunion Community	2.5 Miles	3 Minutes
I-76	3.7 Miles	8 Minutes
DEN Airport	10 Miles	12 Minutes
I-70	15.5 Miles	20 Minutes
I-25	17 Miles	24 Minutes
Downtown Denver	21 Miles	29 Minutes

**11031
HIMALAYA ST**

12 MINUTES TO DEN

**FUTURE
DIAMOND
INTERCHANGE**

31,423 VPD

32,347 VPD

**PROPOSED
WALMART**

LENNAR AT
THIRD CREEK

LENNAR AT
THIRD CREEK

LEGATO
WEST



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PROPERTY OVERVIEW AERIAL



11031
HIMALAYA ST

FEATURES

- ±68 Acres (±57 useable) – supports 1,000,000 SF+ industrial build
- Direct E-470 frontage & visibility
- 5-6MW+ power to site (United Power), with a path to 25+MW
- Water & sewer to site (SACWSD)
- Future full diamond interchange at 112th & E-470
- Flat topography



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