

LAND FOR SALE

8.1 - 155.7 ACRE DEVELOPMENT
SITES



Edri Industrial Park

Prime commercial mixed-use development
near Denver International Airport

Land Specs

Situated in close proximity to one of the busiest airports in the United States, this commercial mixed-use development holds immense potential for companies in the manufacturing, warehouse and distribution sectors. With its strategic location, businesses can benefit from seamless connectivity to global markets, efficient transportation networks, and a robust supply chain infrastructure.



Size

155.7 Acres



Economic Incentives

Federal Opportunity Zone
Adams County Enterprise Zone



Water/Sewer

TBD



Zoning

Airport District
(most commercial use)



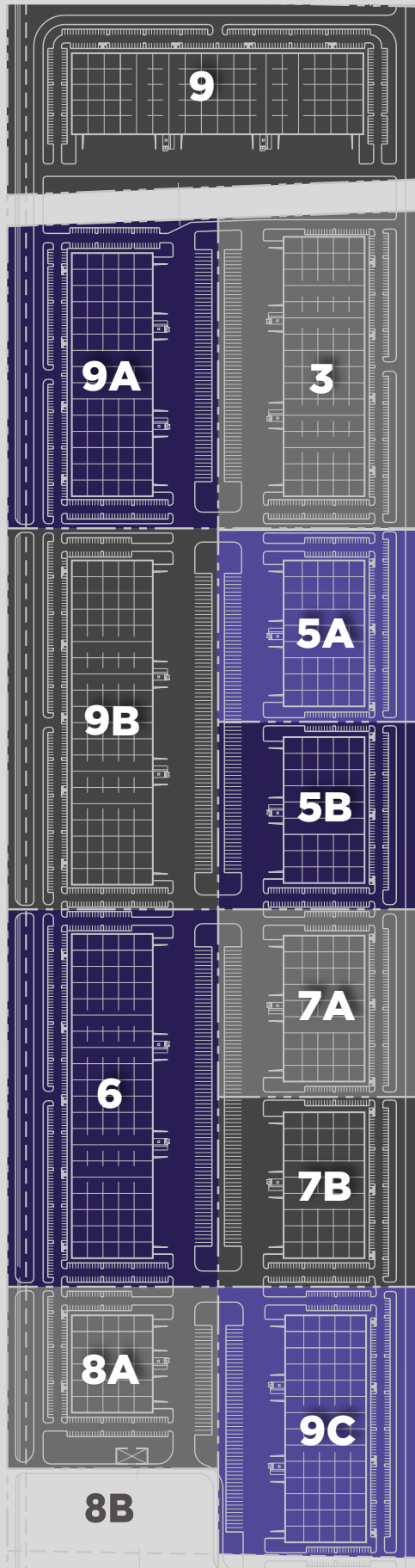
Location

E. 48th Avenue
& N. Hayesmount Road, Aurora, CO



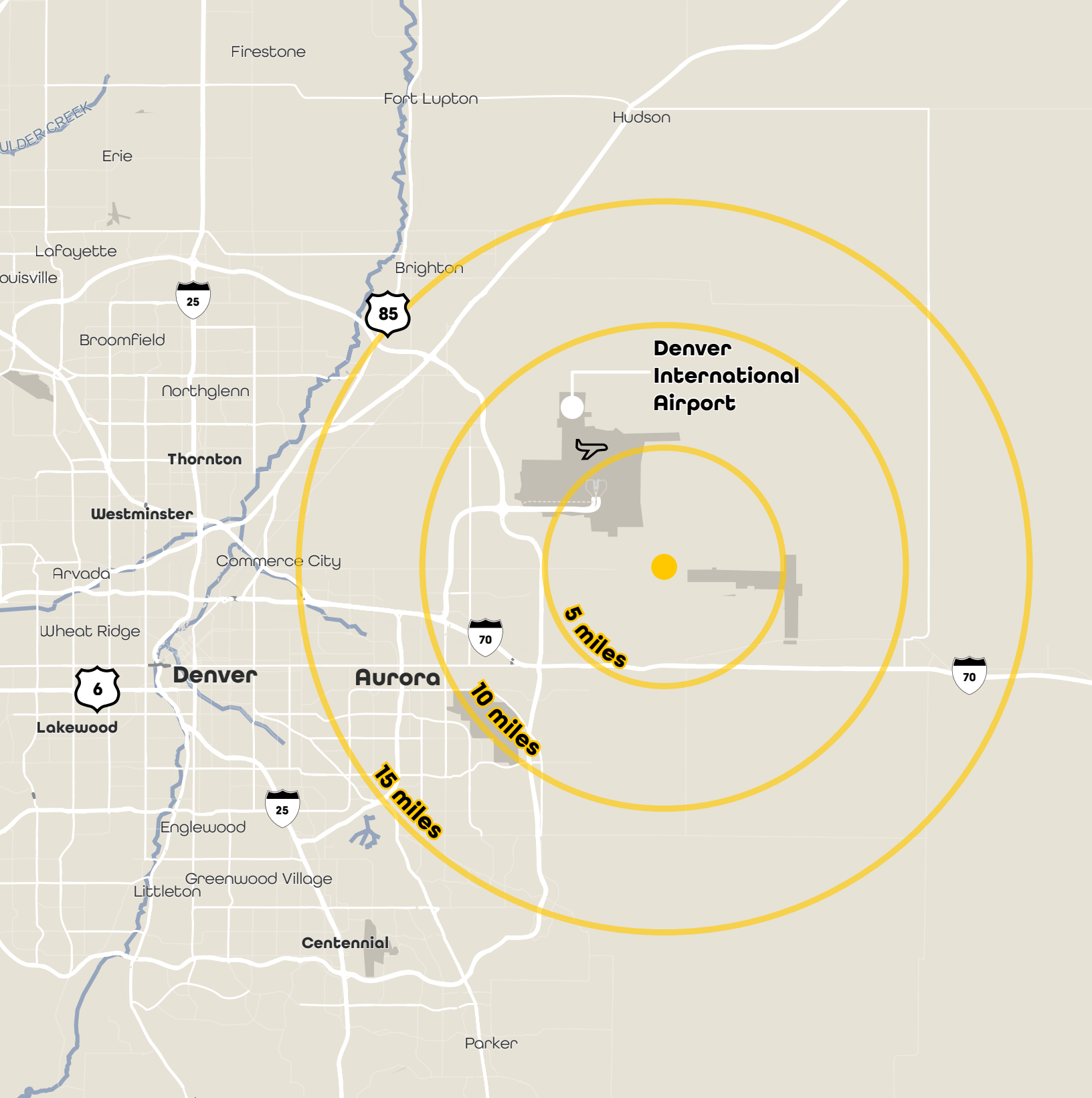
Small Parcels Available

Edri Industrial Park offers a unique advantage with its selection of 12 parcels of land, each varying in size. Secure your spot in this dynamic development, where opportunity meets flexibility.



*Proposed site plan

Parcel	Acres	Bldg Size (SF)
9	18	243,360
9A	15.3	202,800
3	14.9	216,320
9B	19	270,400
5A	9.2	121,680
5B	8.9	121,680
6	18.8	270,400
7A	8.9	121,680
7B	9	121,680
8A	9.1	81,120
9C	16.5	189,280
8B	8.1	-



Demographics

2023 total population

5 miles - 4,106 | 10 miles - 99,178 | 15 miles - 644,638

2023 total daytime population

5 miles - 2,468 | 10 miles - 85,223 | 15 miles - 525,107

Area Development



Denver Resiliency

Rankings

4th Best city for young professionals
CNBC | 2021

8th Most moved-to city in the US
LinkedIn WorkForce Report | 2022

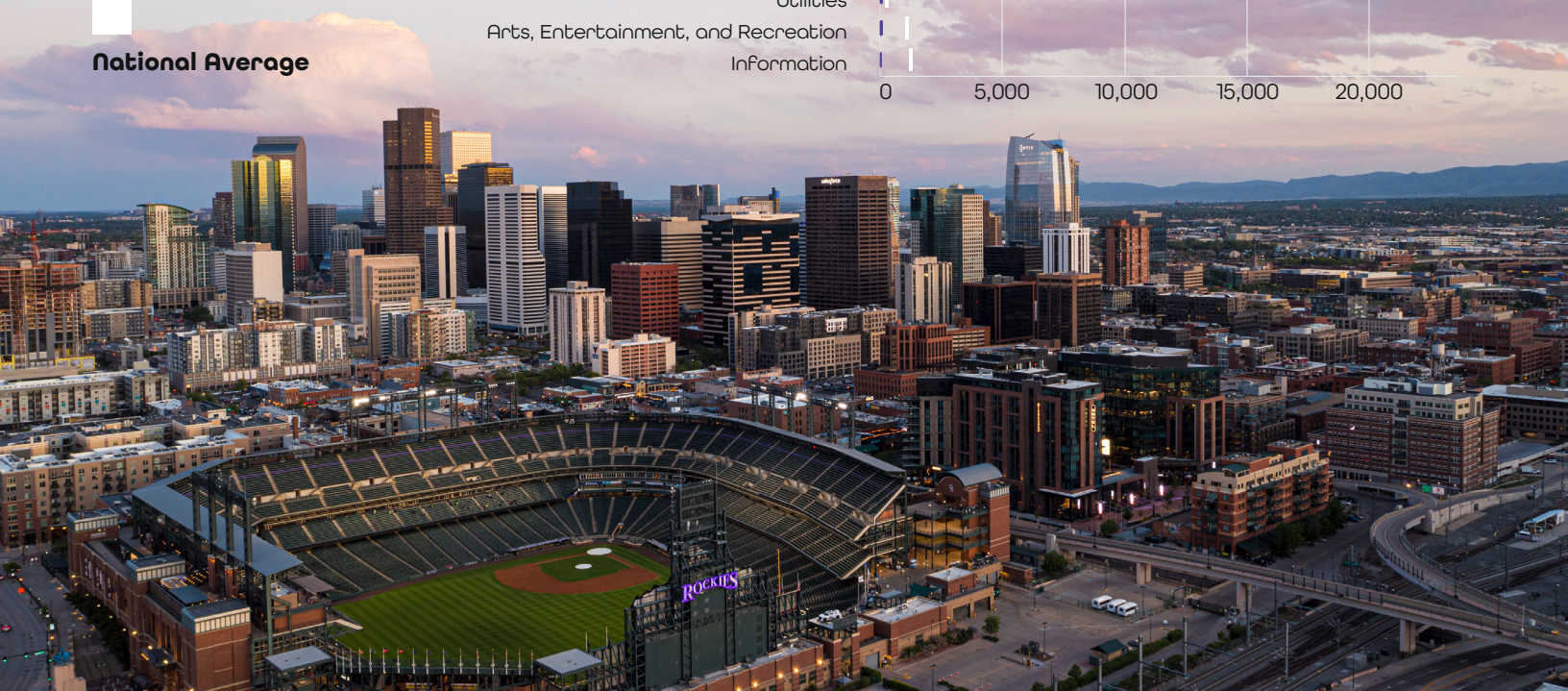
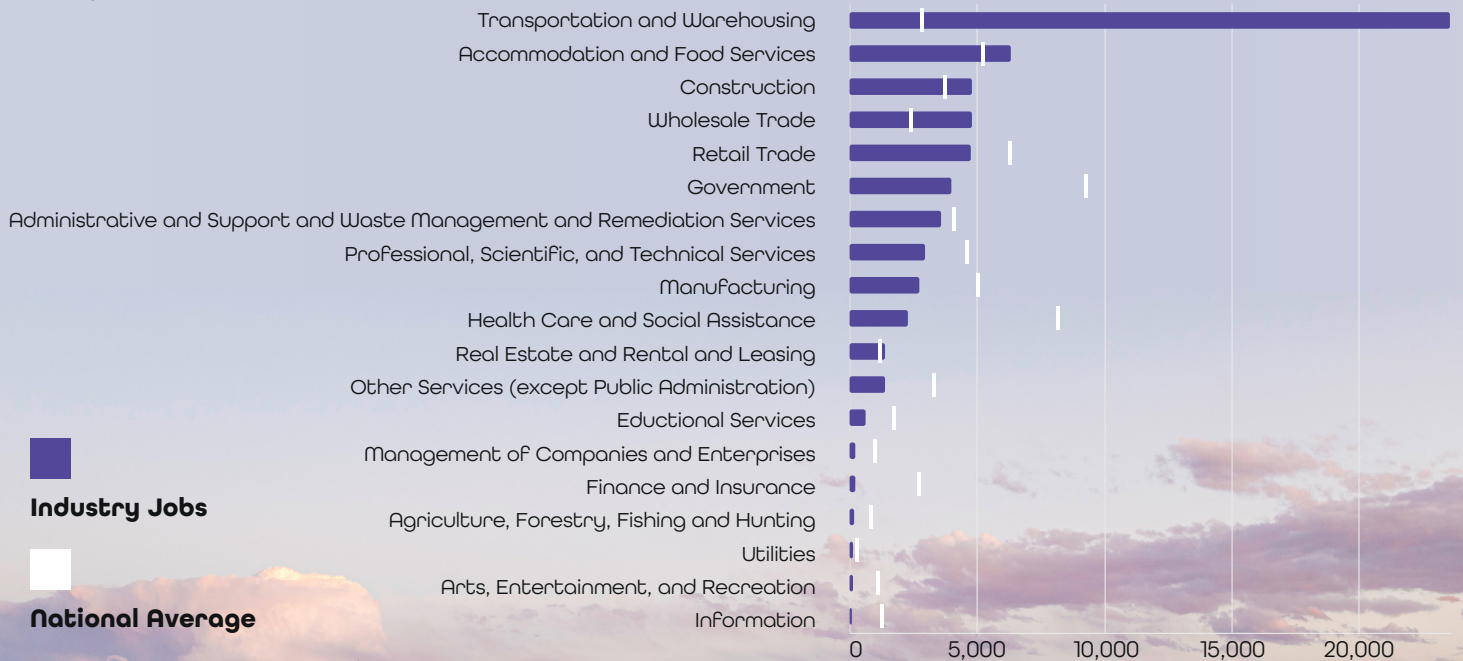
6th Fastest growing economy in the U.S.
Axios | 2022 GDP

7th Hottest job market in the US
Wall Street Journal | 2021

2nd Best place to live in the US
U.S. News & World Report | 2020

2nd highest labor force growth
BLS | 2021

Largest Industries



Why Aurora?



Population & Demographics

95,681

Population grew by 10,438 over the last 5 years and is projected to grow by 1,517 over the next 5 years

1.6%

Population growth
2022-2027

32

Median age



Infrastructure

45 min

Edri Industrial Park is only 45 minutes from Downtown Denver via I-70 and I-25

Denver International Airport is the **#1** Large Airport in the U.S. (2021 USA Today's Readers Choice Award) and is only 5 minutes from Edri Industrial Park

DIA was the **3rd busiest airport** in the world through 2021, and 2nd largest in the world

RTD's **R Line** services Denver through the heart of Aurora

103 Parks

2 reservoirs, 3 nature centers

10

Light Rail stops



Employment

3.1%

Unemployment
(national 3.5%)

64,296

Total regional employment

7.8%

Employment growth
2017-2022

Jobs grew by 4,676 over the last 5 years and are projected to grow by 5,524 over the next 5 years



Employers

20

Major headquarters

Top Industries

Air Transportation and Warehousing and Storage



Education

30

Colleges

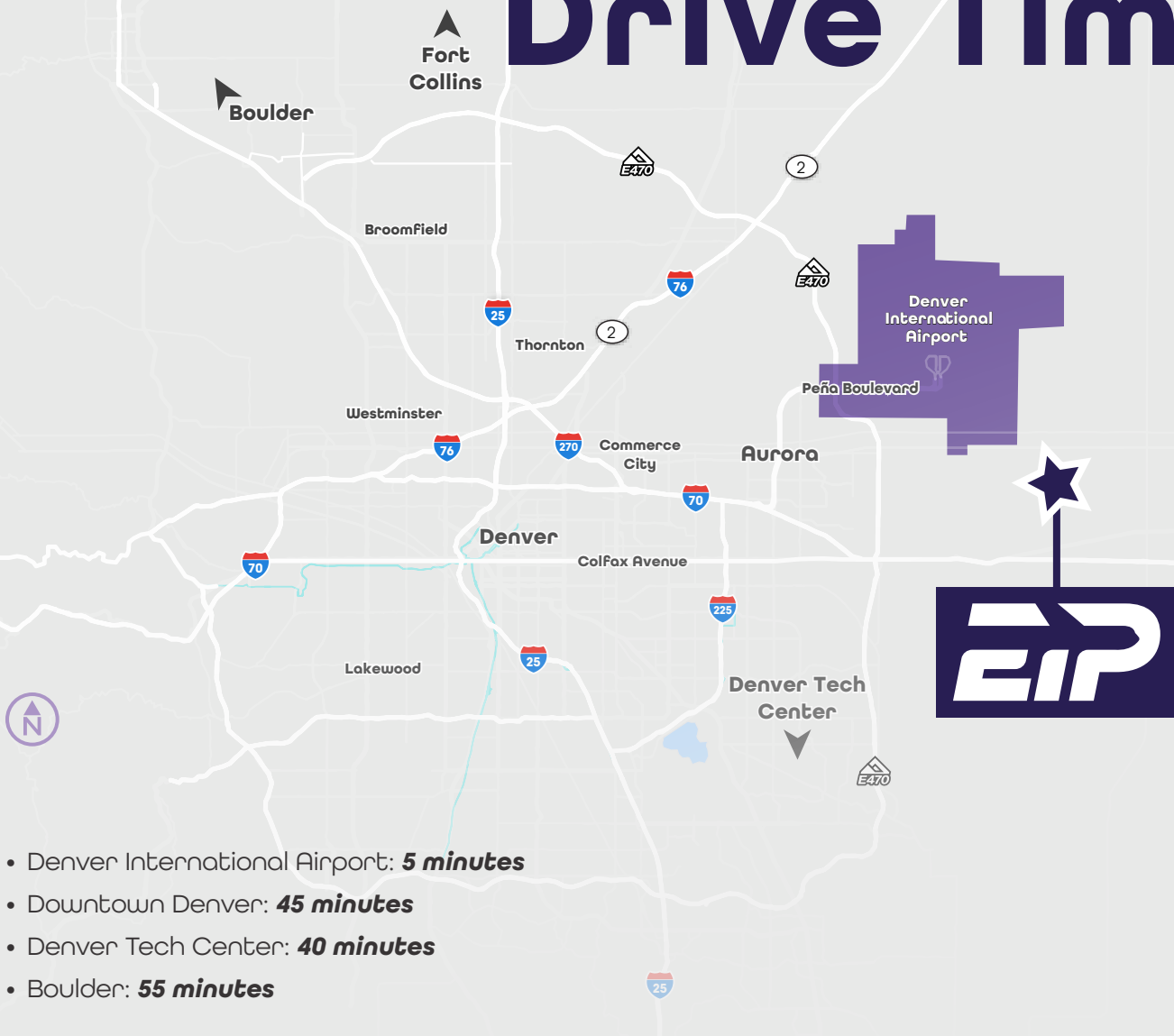
30%+

Bachelor's degree or higher

13.7%

Population with graduate degree

Drive Times



- **2 miles** from DEN main terminal, Westin and RTD A Line
- **3 miles** from Gaylord Rockies Resort and Conference Center
- **3 interchanges** at E-470 / 56th & 64th and Pena Boulevard

For more information:

Carmon Hicks, SIOR
+1 303 217 7975
carmon.hicks@jll.com

Jason White
+1 303 390 5200
jason.white@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved

