



12701 Washington St

Thornton, CO

Strategically Located Land for Sale

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Lot Size	2.51 Acres / 103,336 sq. ft.
Sale Price	\$1,100,000 (\$10.64 / sq. ft.)

- Prime Commercial Land Opportunity Immediately Adjacent to Innovate 25 in Thornton's Growing Business Corridor
- Business Park (BP) Zoning Allows for Almost 50 By-Right Uses Spanning Retail, Flex, R&D, Light Industrial & Office, Including Medical, Hotel, Daycare & Church
- Direct Access to I-25 from E. 120th Ave & E. 136th Ave
- Flat, Development-Ready Site
- Surrounded by Established Business Parks, Corporate Users & Commercial Amenities
- Ideal Opportunity for an Owner/User, Investor, or Build-to-Suit Development

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