

# Featured Property



## LAND FOR SALE OR BUILD-TO-SUIT OPPORTUNITY!



### THE 119 DEL CAMINO JUNCTION BUSINESS PARK



Patrick McGettigan  
303-217-7956  
[patrick.mcgettigan@am.jll.com](mailto:patrick.mcgettigan@am.jll.com)

### PROPERTY INFORMATION:

**Size:** 1.1 acres

**Price:** \$495,000

**Zoning:** Employment Center (EC) / Regional Commercial (RC)

**Access:** Signalized intersection at Firestone Blvd & E I-25 Frontage Rd

**Location Description:** Adjacent to and visible from I-25

**2021 Traffic Counts:** 31,730 AADT Firestone Blvd | 91,000 AADT I-25

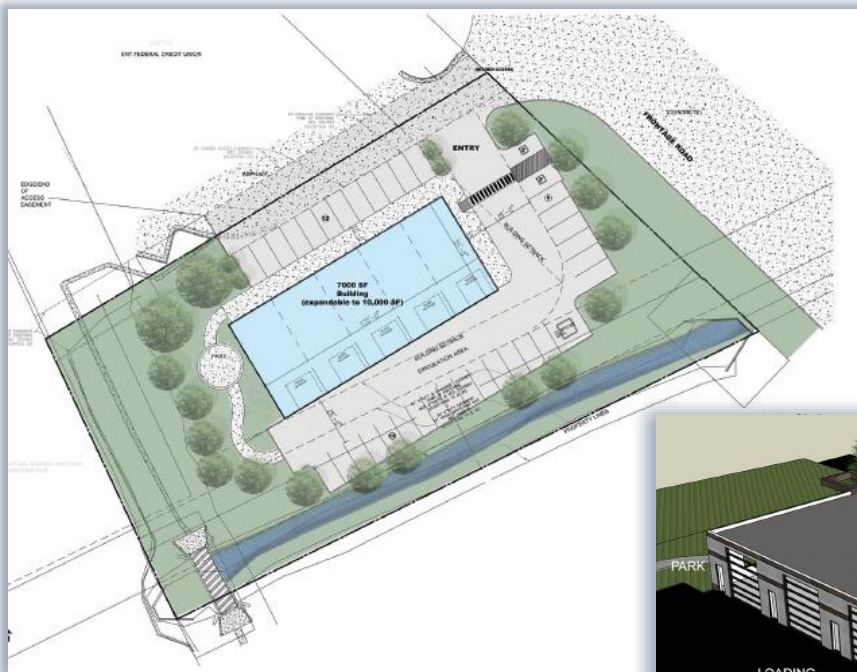
Contact a member of the Firestone Economic Development team for more information  
on this property, or other properties in the Town of Firestone!

Paula Mehle | 303-531-6265 | [pmehle@firestone.gov](mailto:pmehle@firestone.gov)  
Michelle Magelssen | 303-531-6263 | [mmagelssen@firestone.gov](mailto:mmagelssen@firestone.gov)

# Featured Property



## CONCEPTUAL SITE PLAN FOR BUILD-TO-SUIT



### BUILD-TO-SUIT OPTION:

- 7,000-10,000 SF total building
- 1,375-10,000 SF demising options
- Free architectural planning
- 16'+ Ceiling height
- 5 (14' x 14') Glass Over Head Doors.
- Expansive glass lines



### PROPERTY FEATURES:

- Premier frontage lot visible from I-25
- $\pm 164.5$  SF along E I-25 Frontage Road
- Easily accessible via the I-25 and Firestone Blvd interchange
- Flat site with mountain views
- Six (6) area hotels nearby and 405 apartment units within walking distance
- Located in the path of growth nearby Sprocket and Centennial Lending
- Zoning allows for office, medical, dental, office/flex, brewery, drive-through retail, restaurant, and more
- ALTA survey and title available

Contact the Economic Development team for a report showing area traffic and visitor demographic data!