

INDUSTRIAL FOR SALE

2020 Tower Rd

Aurora CO, 80011

1.91 Acre Industrial Yard
Property with RV Storage Plans



Sales Price: **\$1,750,000**



PROPERTY FEATURES

TOTAL BUILDING SIZE:	+/- 2,543 SF
Shop:	+/- 1,248 SF
Office:	+/- 1,295 SF
LOT SIZE:	1.91 Acres (83,200SF)
ZONING:	M-1, Aurora
LOADING:	12'x14' drive in door
POWER:	220V (TBV)
COUNTY:	Adams
CLEAR HEIGHT:	14'
OPPORTUNITY ZONE:	Yes

PROPERTY HIGHLIGHTS

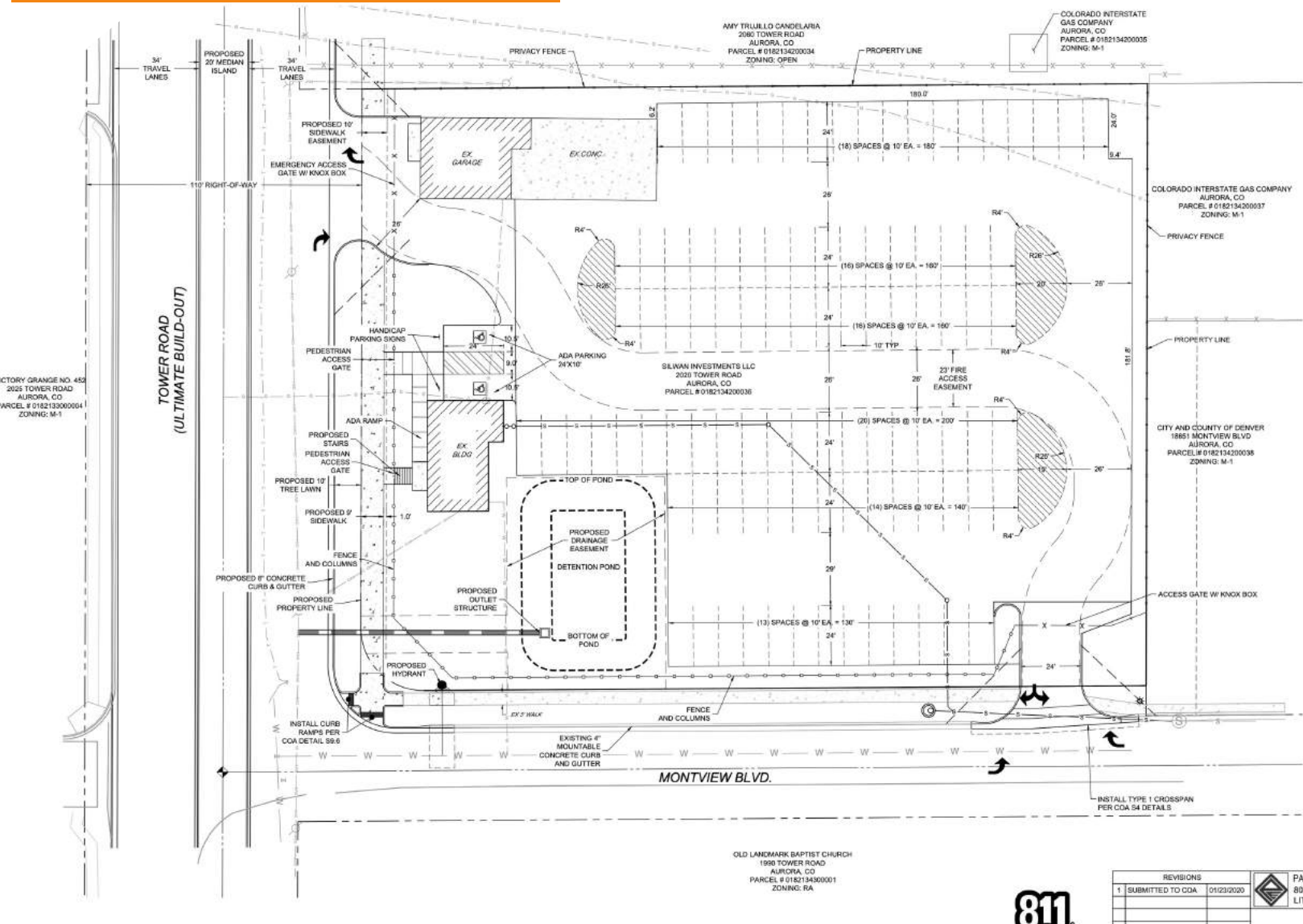
- Fully fenced corner lot off Tower Rd
- Preliminary entitlement plans in place for RV storage with 97 spaces
- Converted office building and one bay shop with oversize drive-in door

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