

## Clear Creek County Development Opportunities | 2016

### Commercial Ground Floyd Hill

<b>Location:</b> Floyd Hill – North side of I-70 on US Hwy. 40 ( <i>Floyd Hill Business Park</i> )	<b>Zoning:</b> PD
<b>Distance to I-70/US 40:</b> On I-70/US 40	<b>Water:</b> Private
<b>City:</b> Unincorporated County	<b>Sewer:</b> Septic
<b>Land Use:</b> Office Campus, Light Manuf.	<b>Access:</b> US Hwy. 40
<b>Possible Use:</b> Office, Light Manuf.	<b>Topography:</b> Sloping
<b>Price</b>	<b>Improvements:</b> 2 Buildings
<b>Size/Acres:</b> 2 lots with buildings plus 2 pads available	<b>Electricity:</b> Yes
<b>Amenities:</b> High Exposure	<b>Gas:</b> Yes

<b>Owner:</b>	
<p>Contact: Denver Advantage Investments Office Condos 3900 E. Mexico Ave., Suite 614 Denver, CO 80210</p> <p>Rocky Mtn. Realty Holding Building 355 Food Center Dr. Bronx, NY 10474</p>	<b>Comments:</b> Vacant land with excellent visibility from I-70, southern exposure, Enterprise Zone