

# PRESENTING: MURRAY FARMS

LOCATED AT THE CROSS SECTION OF INDUSTRIAL DEVELOPMENT

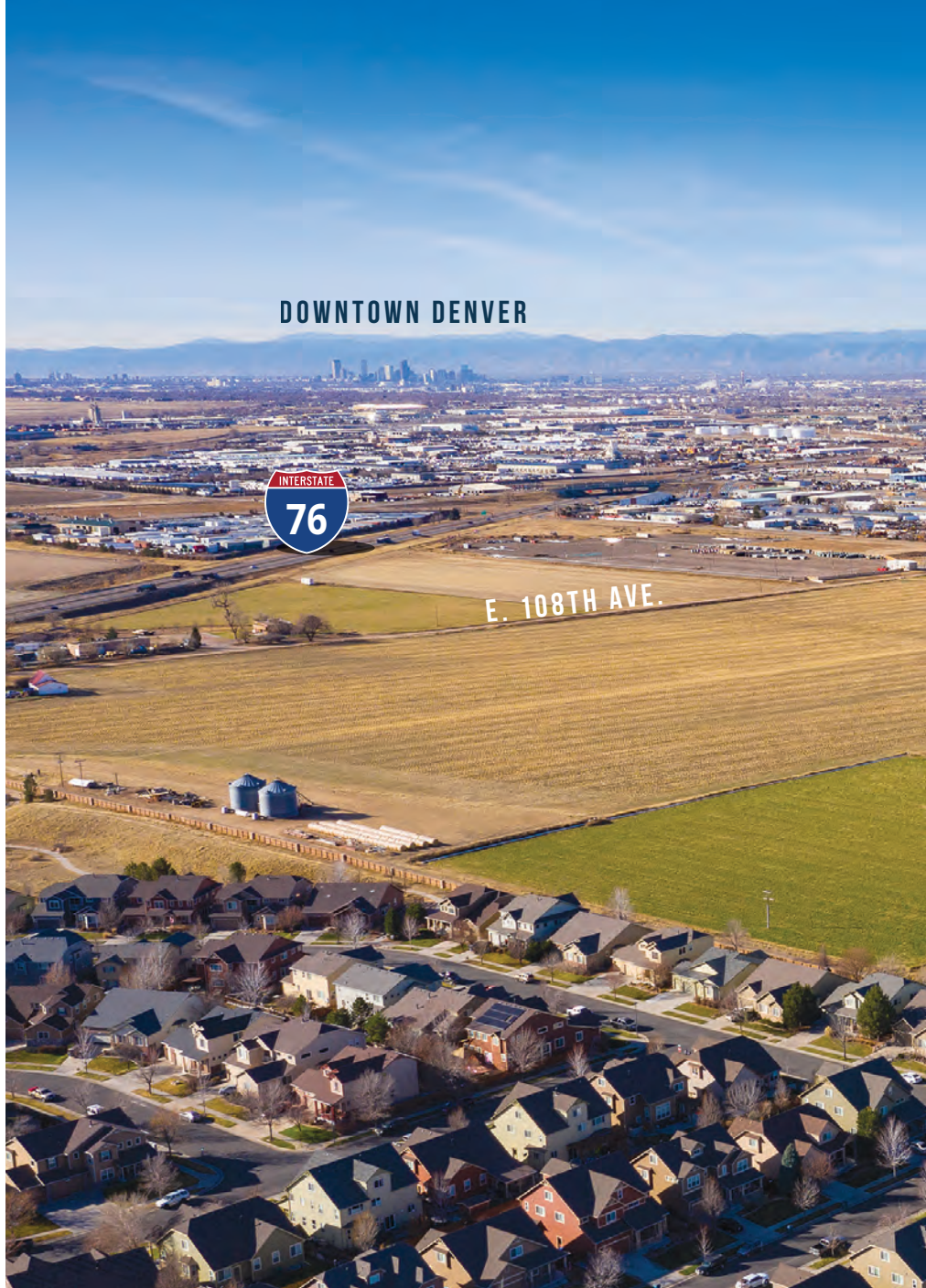
155+/- Acres

11010 Havana Street, Commerce City, Colorado



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## DOWNTOWN DENVER

## DEVELOPMENT OPPORTUNITIES AVAILABLE

- 155+/- Acres
- Existing Zoning includes Light and Heavy Industrial, Commercial, and Residential
- Proposed PUD Zoning for increased Industrial and Commercial Uses
- Easy Access to I-76 and Highway 85
- Nearby Distribution Hubs and Commercial Centers





## ROCKY MOUNTAIN FRONT RANGE



## PLANNING THE FUTURE

Murray Farms is located in Commerce City, at the cross section of industrial development and residential growth in the north metro area of Denver. Ranging from light to heavy industrial, distribution warehouse and high-tech to R&D. Situated between I-76 and US-85, this location provides easy, convenient access to multimodal transit, a bustling business community, and top regional talent.

### THE NEXT GREAT LOCATION FOR:

- Corporate Headquarters
- Warehouse Distribution
- Commercial Manufacturing
- Multi-Family Residential
- Community Retail







## COMMUNITY IN MOTION

Commerce City is one of the state's fastest-growing communities, currently building on historic values of community, industry, agriculture, and family to redefine itself for the next generation.

### BUSINESS CONNECTIONS

More than 1,300 companies now call Commerce City home, ranging from international and national headquarters to small businesses and local entrepreneurs.

- Denver: 15 mi
- DEN/DIA: 17 mi
- Buckley AFB: 20 mi
- Boulder: 26 mi
- Denver Tech Center: 27 mi

### THE INDUSTRY

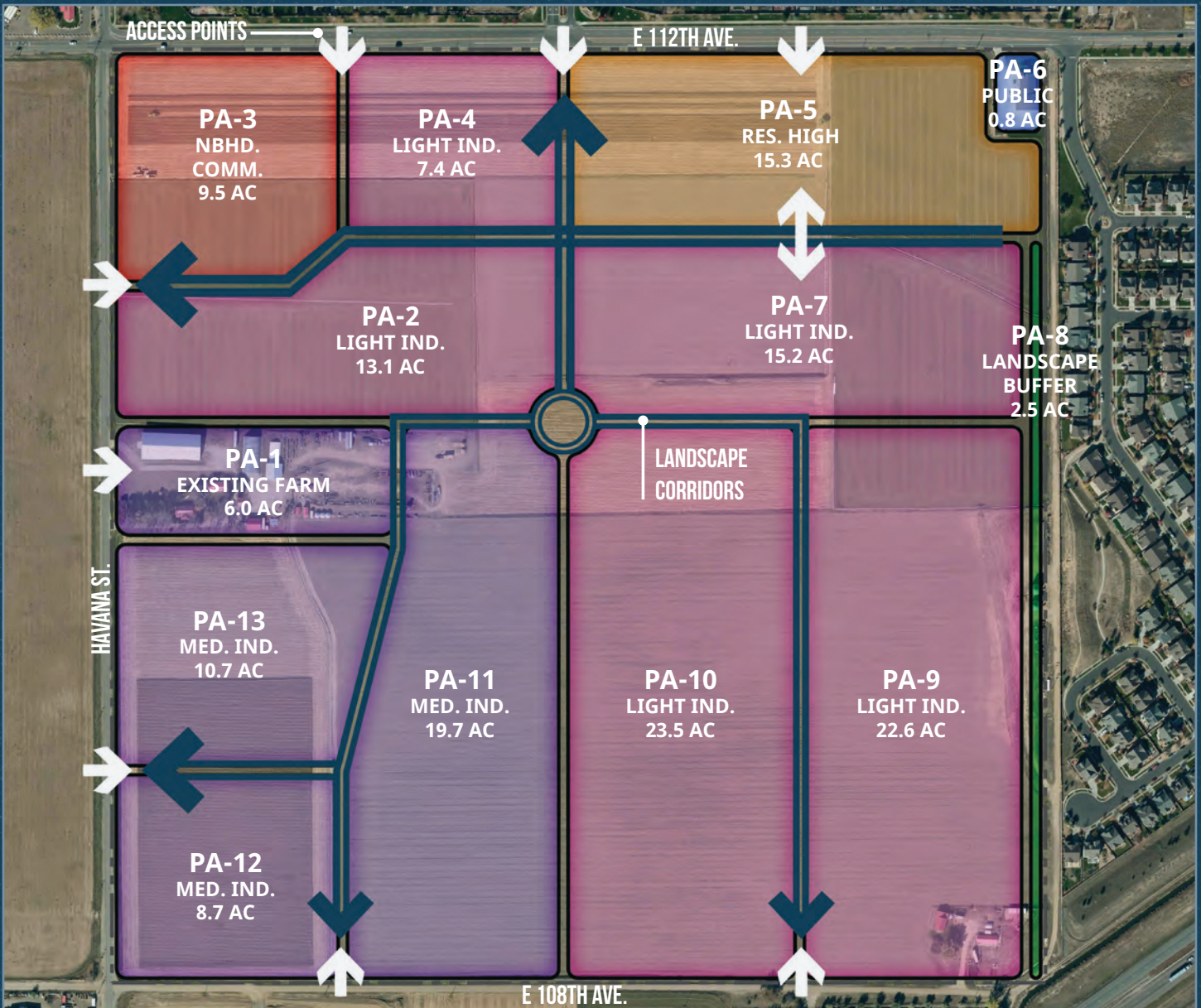
Murray Farms: The Cross Section of Industrial Development.

- Established Industrial Location
- Corporate Headquarters
- Strategic positioning that supports access to major freight corridors
- Biotechnology and Nanotechnology
- Aerospace and High Tech





THE FOLLOWING PLAN IS PROPOSED USE BASED ON REZONING



PLANNING AREA	LAND DESCRIPTION	AREA (ACRES)	ESTIMATED FAR/DENSITY	EST SF/UNITS
1	Existing Farm	6.0	N/A	N/A
2	Light Industrial	13.1	0.5 FAR	285,318 SF
3	Neighborhood Commercial	9.5	0.25 FAR	103,455 SF
4	Light Industrial	7.4	0.5 FAR	161,172 SF
5	Residential High	15.3	24 DU/AC	367 Units
6	Fire Station - Public	0.8	N/A	N/A
7	Light Industrial	15.2	0.5 FAR	331,056 SF
8	Landscape Buffer	2.5	N/A	N/A
9	Light Industrial	22.6	0.5 FAR	492,228 SF
10	Light Industrial	23.5	0.5 FAR	511,830 SF
11	Light Industrial	19.7	0.5 FAR	429,066 SF
12	Medium Industrial	8.7	0.5 FAR	189,486 SF
13	Medium Industrial	10.7	0.5 FAR	233,046 SF
<b>TOTAL</b>		<b>155 ACRES</b>		





# A HISTORY OF GROWTH

Originally founded as a trading post and hotel for hopeful prospectors seeking gold during the Pikes Peak Gold Rush in the late 1850s, Commerce City has always been a junction for entrepreneurs traveling in every direction. What began as a small-town community known for its wheat fields, livestock, and dairy farms evolved as an industrial business community with the addition of new railroads, refineries, and grain elevators in the early 1900s.

This business-friendly attitude still defines Commerce City as an incubator for opportunity today, now with a focus on logistics, professional services, technology, retail, hospitality, and leisure.

The city's proximity to national shipping routes, Denver International Airport, and open prairie land provides the perfect setting for new and renewable energy companies seeking advanced manufacturing opportunities, and organizations that need a centrally located corporate center to take advantage of the booming Front Range commercial possibilities.

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**MURRAY FARMS**

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Commerce City, Colorado**