



600 Acre Mixed-Use Innovation Park Land Parcels For Sale, Lease or Build-to-Suit

Corporate Campus • Aviation Uses • Manufacturing • Commercial: Flex | Industrial | Hotel | Retail

Adjacent to RMMA Airport



**Join FedEx, Pilatus &
Quality Bicycle Products**

For further information, please contact:
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NEWMARK

DEVELOPED BY



nmrk.com



Project Details

AVAILABLE:

1 to 374 acre parcels for sale or lease

COUNTY:

Unincorporated Jefferson County

ZONING:

Approved zoning for mixed-use including commercial, office, light industrial and aviation

UTILITIES:

Electric; Xcel Energy, Water; City of Broomfield, Fiber Available

OPEN SPACE:

Parks and trails are planned within the project with trail connections

Unobstructed Views of the Flatirons

Affordable Boulder Alternative

Highly Educated Labor Force

Enterprise Zone - Tax Credits

Foreign Trade Zone

- Business Personal Property Investment Tax Credit
- Employer Sponsored Health Insurance Credit
- Commercial Vehicle Investment Credit
- Job Training Credit
- New Employee Credit
- Research & Development Credit

Top Employers in Jefferson County

Lockheed Martin Space Systems	Aerospace & Defense	6,200
St. Anthony Hospital	Medical Services	2,400
Terumo BCT	Medical Technology	2,400
Lutheran Medical Center/SCL Health	Medical Services	2,300
MillerCoors Brewing Company	Beverages	2,080
National Renewable Energy Laboratory	Research Laboratory	1,750
Ball Corporation	Aerospace & Containers	1,700

Area Demographics

	1 Mile	3 Miles	5 Miles
Total Population:	2,010	59,678	173,273
Daytime Population:	5,615	33,835	74,833
Total Households:	982	24,507	68,304
Avg HH Income:	\$77,692	\$105,877	\$118,192

Source: Magnify Maps 2020

FirstBank Holding Co. of Colorado

Financial Services

1,480

CoorsTek Ceramic

Ceramic Components Mfg.

1,300

Home Advisor

Home Improvement & Repair

1,130

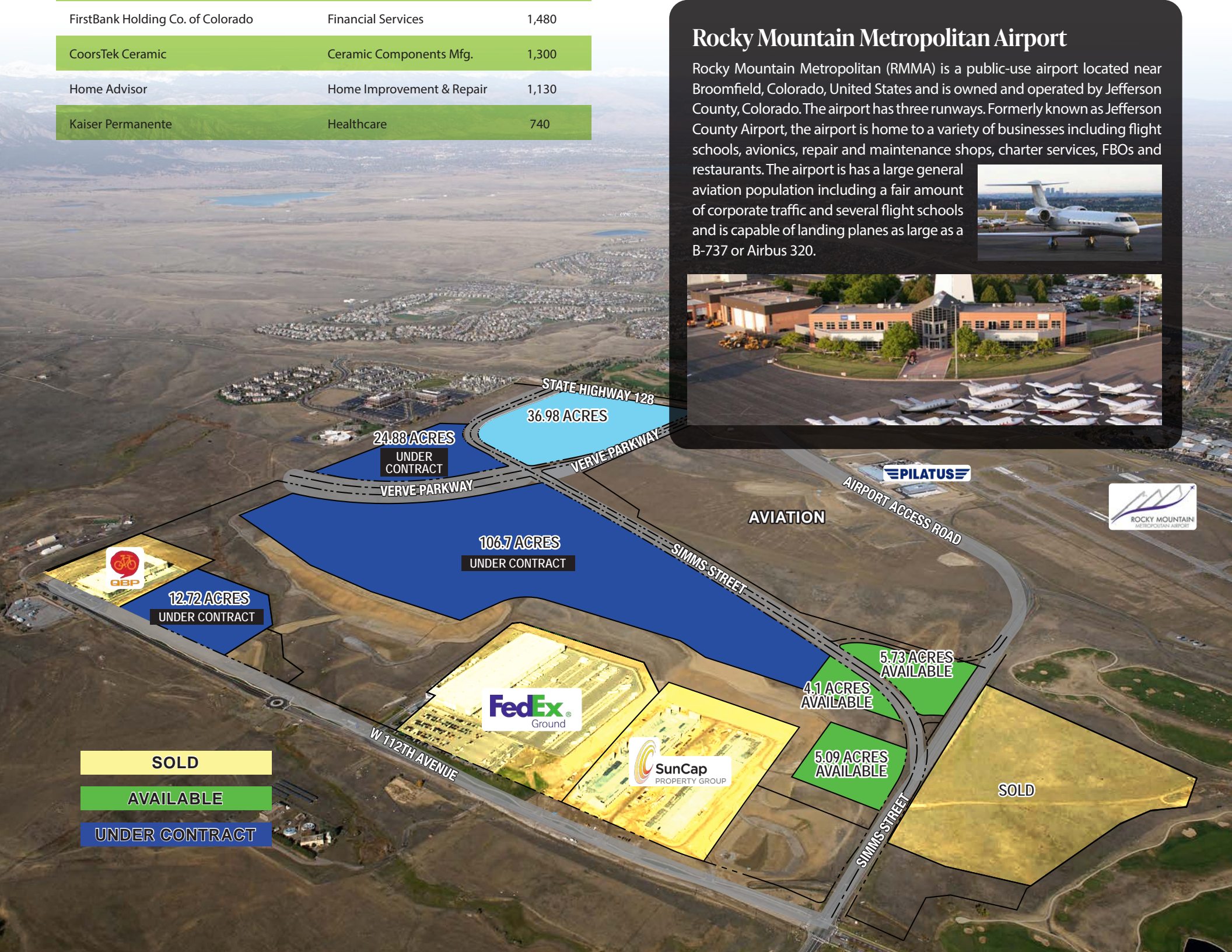
Kaiser Permanente

Healthcare

740

Rocky Mountain Metropolitan Airport

Rocky Mountain Metropolitan (RMMA) is a public-use airport located near Broomfield, Colorado, United States and is owned and operated by Jefferson County, Colorado. The airport has three runways. Formerly known as Jefferson County Airport, the airport is home to a variety of businesses including flight schools, avionics, repair and maintenance shops, charter services, FBOs and restaurants. The airport is has a large general aviation population including a fair amount of corporate traffic and several flight schools and is capable of landing planes as large as a B-737 or Airbus 320.



12.72 ACRES
UNDER CONTRACT

24.88 ACRES
UNDER CONTRACT

STATE HIGHWAY 128
36.98 ACRES

106.7 ACRES
UNDER CONTRACT



4.1 ACRES
AVAILABLE

5.73 ACRES
AVAILABLE

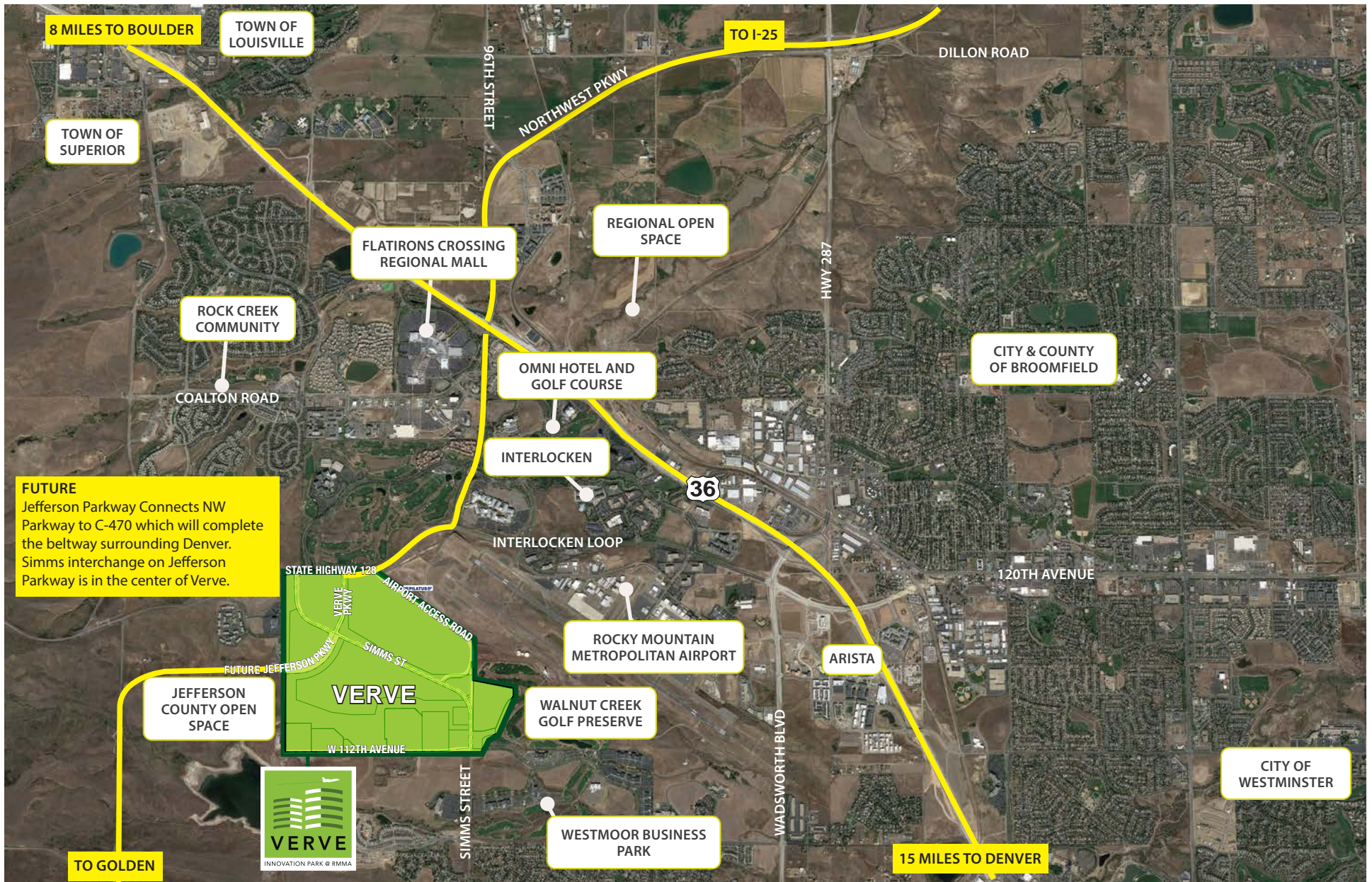
5.09 ACRES
AVAILABLE

SOLD

SOLD

AVAILABLE

UNDER CONTRACT



FUTURE
 Jefferson Parkway Connects NW Parkway to C-470 which will complete the beltway surrounding Denver. Simms interchange on Jefferson Parkway is in the center of Verve.



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