

SPACE TO GROW



STEAMBOAT'S NEWEST INDUSTRIAL PARK

COMPLETION OCT/NOV OF 2026

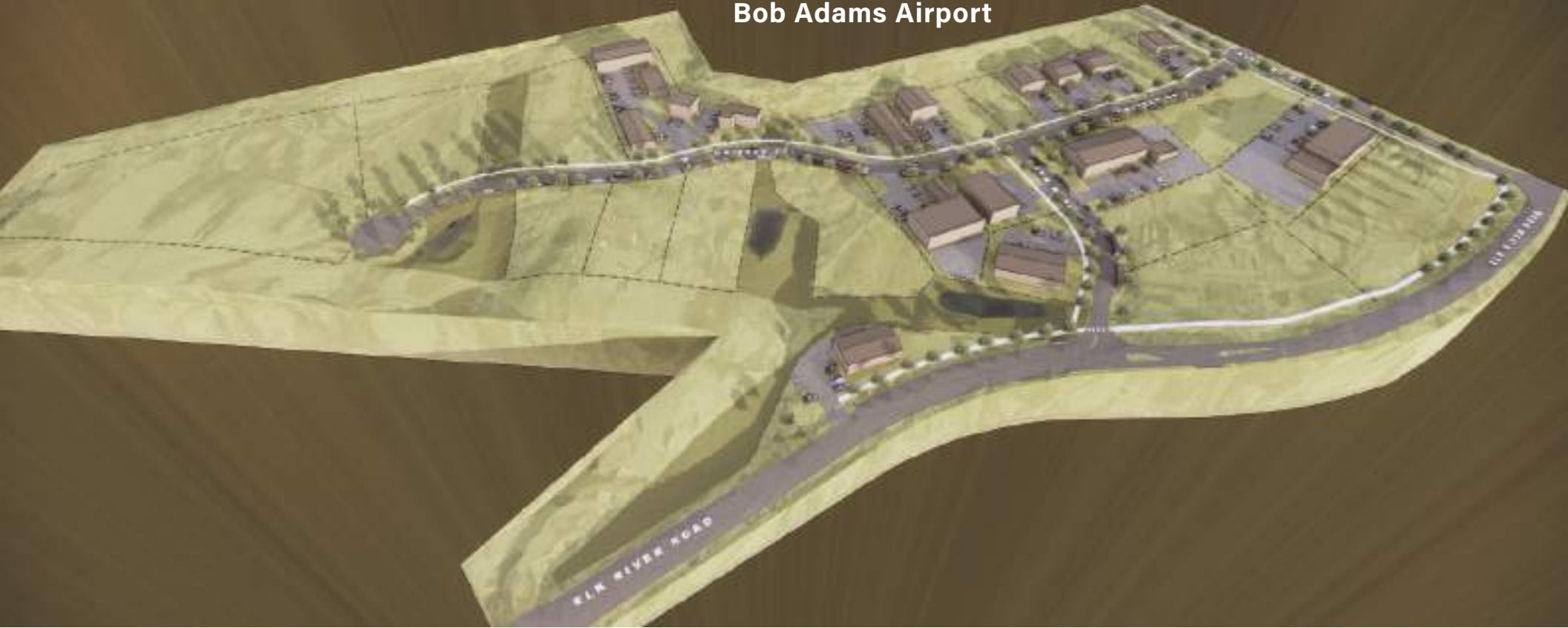
29 Buildable Lots | .25 to 2.41 Acres* Combine lots for larger sizes

STEAMBOAT AIRPORT INDUSTRIAL PARK

PRESENTED BY RON WENDLER | 970.846.7500 | rwendler@thegroupinc.com | RonWendlerRealEstate.com



Bob Adams Airport



KEY FEATURES

SUBDIVISION LAYOUT AND DESIGN FEATURES

- Lot sizes ranging from 0.25 to 2.41 acres ability to combine for larger lot sizes
- Two Convenient access roads from Elk River Road (HWY 129) with a dedicated turn lane access from Airport Circle Road
- Pedestrian corridors around and inside the subdivision allowing for ease of use by residents
- On-street parking to increase optionality for deliveries and reduce congestion
- Retention ponds will be pre-built as a shared amenity to satisfy the master plan & No need for additional pond on most lots
- All critical utilities will be available including water, sewer, electricity (3-phase), natural gas and cable
- Many lots are shovel-ready and easy to build sites
- Reserve now, plan your development this winter & start building next Fall

ECONOMIC AND STRATEGIC SIGNIFICANCE

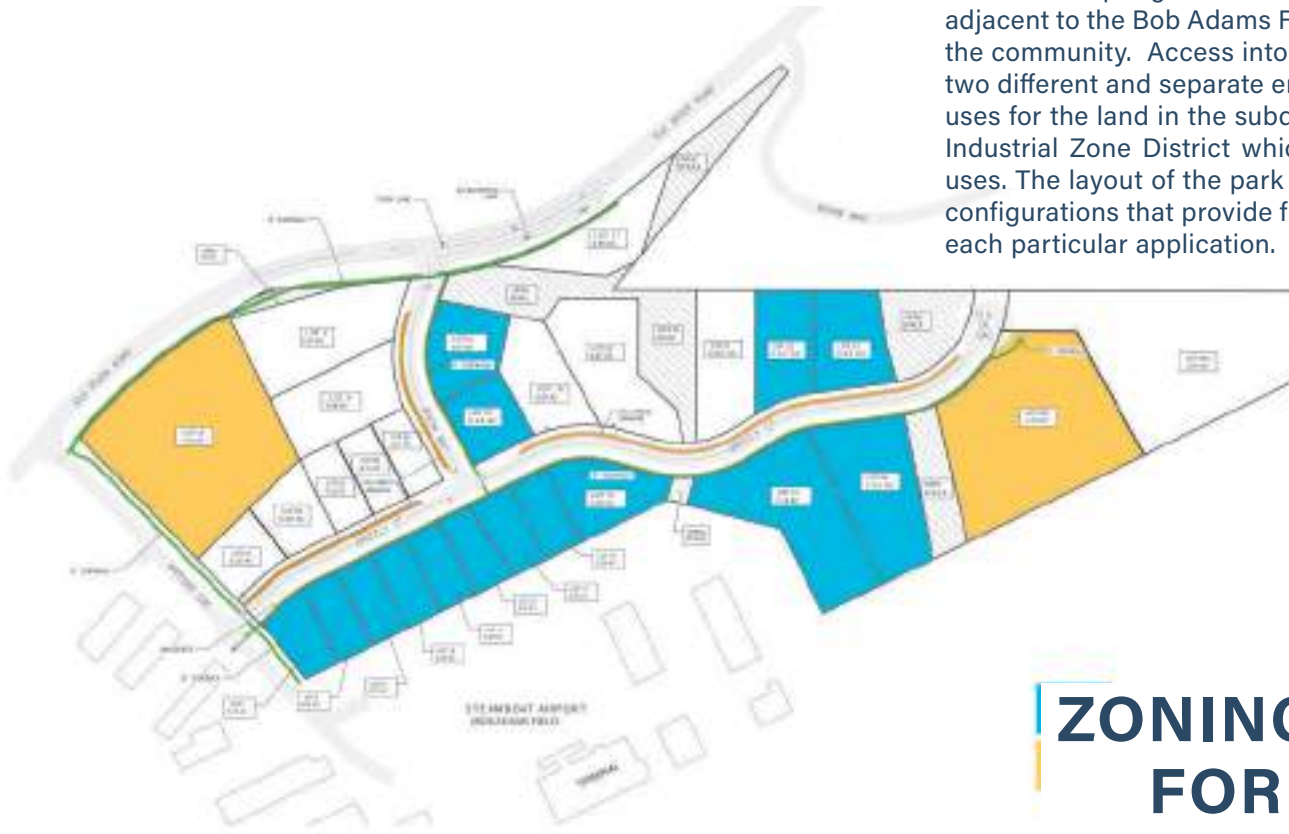
Steamboat Airport Industrial Park is strategically located on the west side of Steamboat Springs placing it very close to where the next era of growth for the city is expected to take place. The site is located approximately 1 mile north of state highway 40 and is adjacent to the Steamboat Airport (Bob Adams Field) providing quick and easy access from the main artery running through town. As additional connectors to highway 40 are constructed Steamboat Airport Industrial Park will gain even more importance as a location for business who looking to serve both existing residential and commercial business but also new ones that will be built on the west side of town.

The establishment of the Steamboat's newest industrial park helps position the business community to meet the growing need for materials, services and space associated with serving a growing community.



SITE PLANS | STEAMBOAT AIRPORT INDUSTRIAL PARK

Steamboat Springs Industrial Park's location just north of state highway 40 and adjacent to the Bob Adams Field makes it very accessible for serving the needs of the community. Access into and out of the industrial park is enhanced by having two different and separate entrances from Elk River Road and Airport Circle. The uses for the land in the subdivision is aligned with the city of Steamboat Springs Industrial Zone District which allows for many uses including some residential uses. The layout of the park is also designed to provide for multiple lot sizes and configurations that provide flexibility for businesses to find lots that work best for each particular application.



ZONING CONSIDERATIONS FOR RESIDENTIAL USES

ZONING CONSIDERATIONS FOR RESIDENTIAL USES

While the industrial zoning permits allow certain residential uses, such as live-work units and workforce housing, there are other use by right options. subject to specific zoning regulations <https://co.routt.co.us/DocumentCenter/View/16306/Routt-County-UDC>

- **Multi-Family and Dormitory Units:** These are designated as a Limited Use which requires that the first floor meets the specific use standards and purpose of the zone district and meet all of the requirements and policies of the Steamboat Springs Community Development Plan.
- **Live-Work & Workforce Units:** These are designated Limited-Permit Use and require administrative review and approval of a Limited Use Permit to determine that specific use standards are met. The first floor uses must meet the specific use standards and purpose of the zone district and meet all of the requirements and policies of the Steamboat Springs Community Development Code. When the specific use standards are not met, the use shall be considered and reviewed as a Conditional Use.

PLANNING AND CONSTRUCTION LINKS



Routt County Building Department
www.co.routt.co.us/118/Building



City of Steamboat Springs Planning Department
steamboatsprings.net/1384/Planning-Application-Resources



Other current applications and projects
cityview.steamboatsprings.net/Portal/Planning/Locator?



Industrial use table in the City of Steamboat Springs Planning
www.co.routt.co.us/DocumentCenter/View/7346/Uses-By-Zone-District-Table



FINANCING SECTION - LOCAL BANKS FOR LAND AND CONSTRUCTION LONES

Apline Bank
www.alpinebank.com



Yampa Valley Bank
www.yampavalleybank.com



Mountain Valley Bank
www.mountainvalleybank.com



Bank of Colorado
www.co.routt.co.us/DocumentCenter/View/7346/Uses-By-Zone-District-Table



Vectra Bank
WWW.vetrabank.com





RON WENDLER

Broker Associate/Partner

970.846.7500

rwendler@thegroupinc.com

RonWendlerRealEstate.com

Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. 03-17-26.