



14200

EAST MONCRIEFF PLACE

AURORA, COLORADO

Warehouse /
Office Facility
with Yard
and Rail

- Fenced and paved site for trailer parking or outside storage
- Rail served by Union Pacific Railroad
- Property not located in a special improvement district (lower property taxes)

81,857± SF
Available for Lease

NEWMARK

LBALogistics 

Mike Wafer, SIOR 303-260-4242 mike.wafer@nmrk.com

Michael Wafer, Jr. 303-260-4407 mike.waferjr@nmrk.com

Recent Property Improvements



Improvements in 2021:

NEW Roof

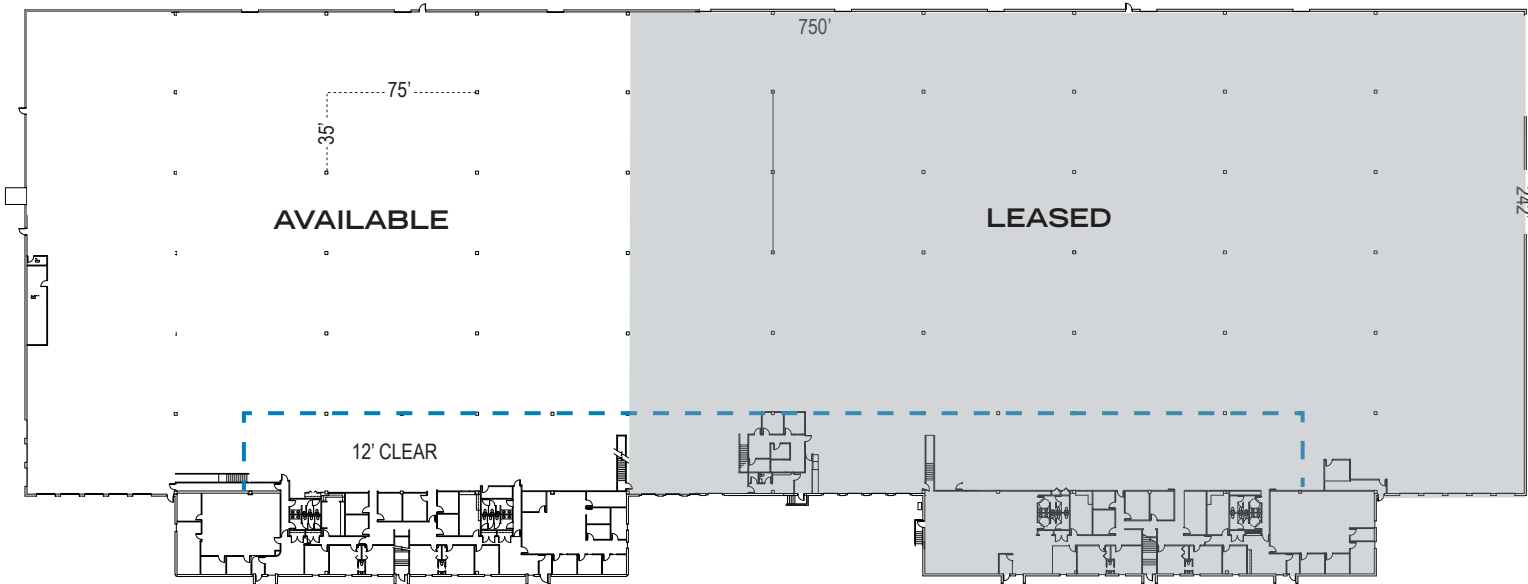
NEW Pavement

NEW LED warehouse lighting

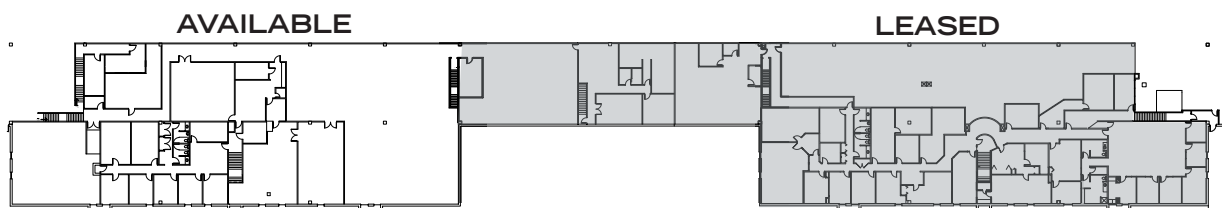
NEW exterior paint

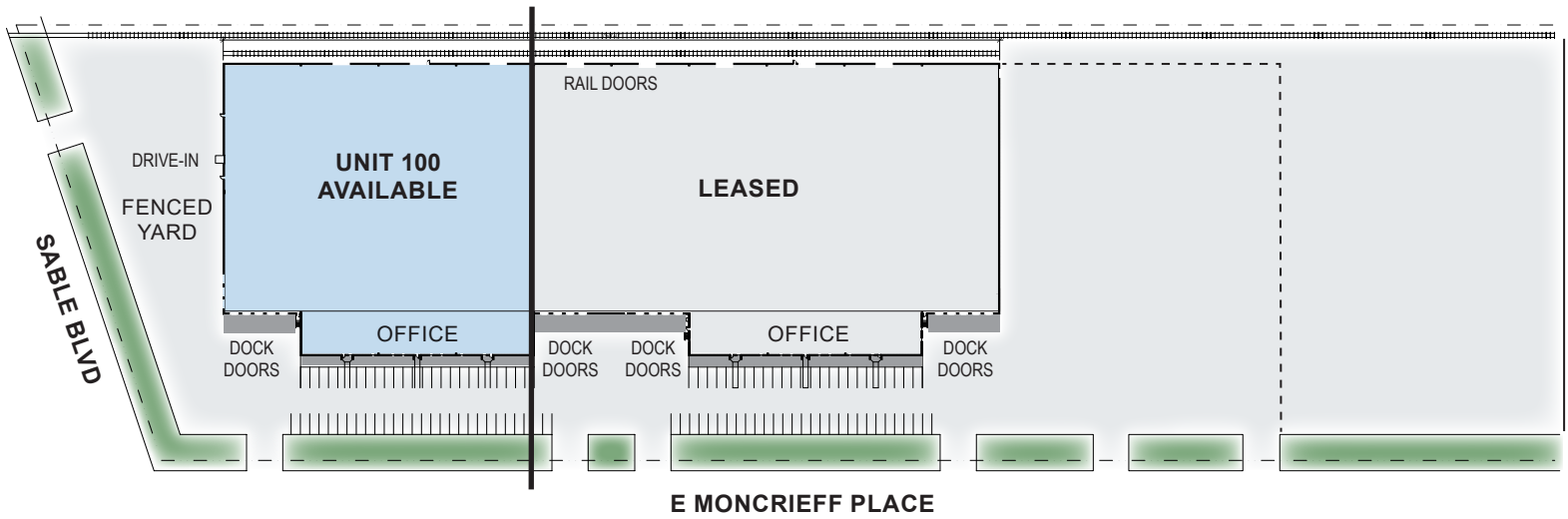


First Floor Plan



Second Floor Plan (not included in RSF)





Details - Unit 100

Available Size: 81,857 SF
Additional 7,500 SF office
on 2nd Floor (not included in
Suite size)

Office Size: 15,585 SF

Sprinkler: Wet system

Loading: 8 dock high doors
1 drive-in door

Rail: 3 doors, Union Pacific

Electrical: 800 amps, 220 volt, 3 phase
(to be verified)

Clear Height: 24'

Fenced Site: Secure site allows outside storage
or trailer parking

Zoning: M-1 (Light Industrial)

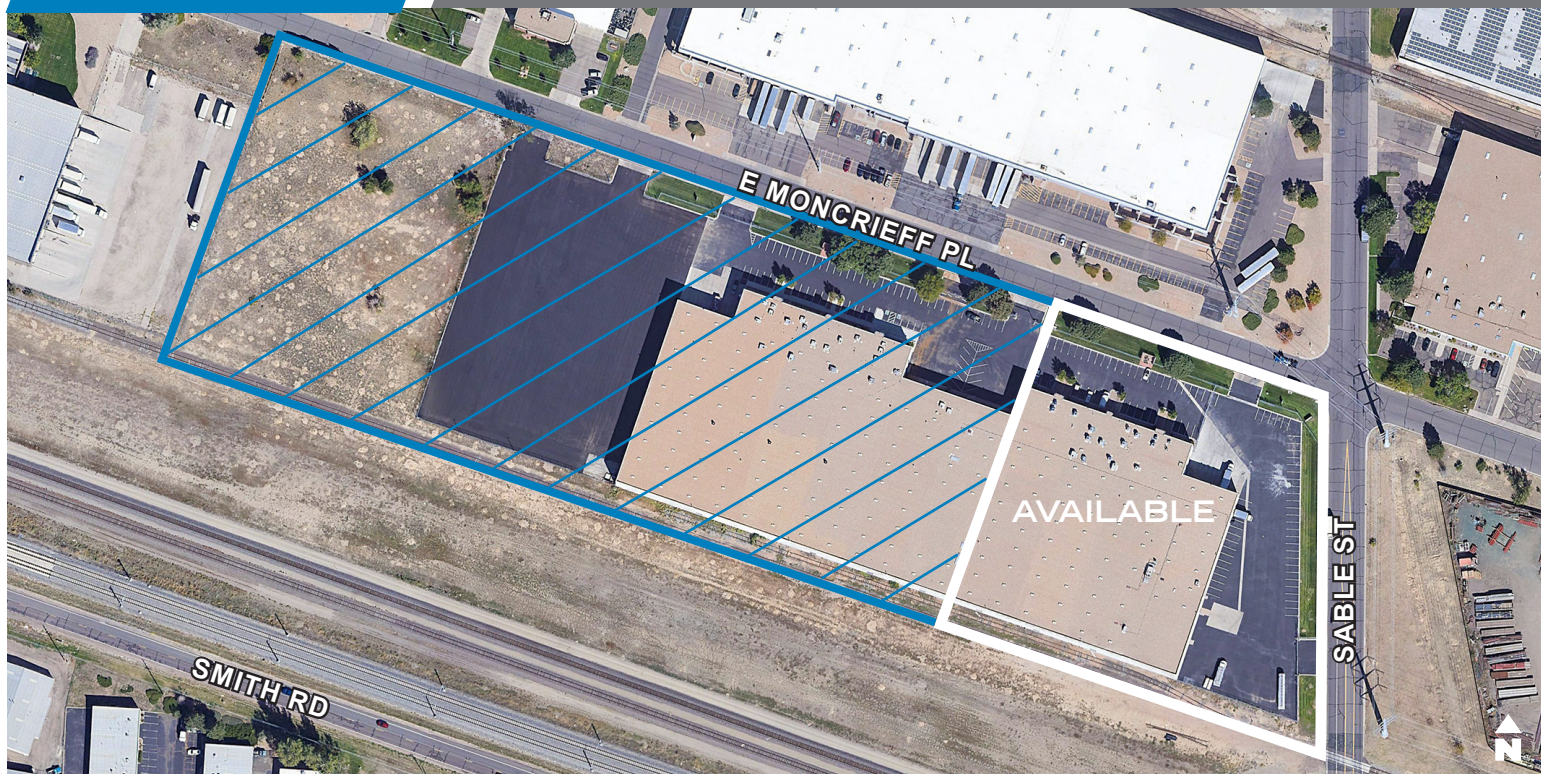
YOC: 1979, remodeled in 2018 & 2021

Lease Rate: To Quote

Op. Expenses: \$4.16/SF (2024)

Location

Easy Access to I-225 and I-70



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1800 Larimer Street, Suite 1700, Denver, Colorado 80202 nmrk.com

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