

17450

E. 32ND PLACE

AURORA, CO 80011

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FOR LEASE

SIGNAGE ON I-70

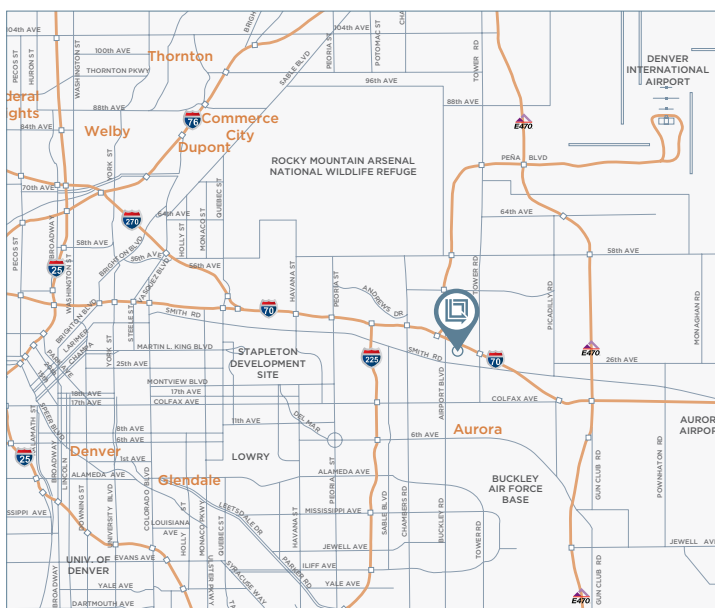
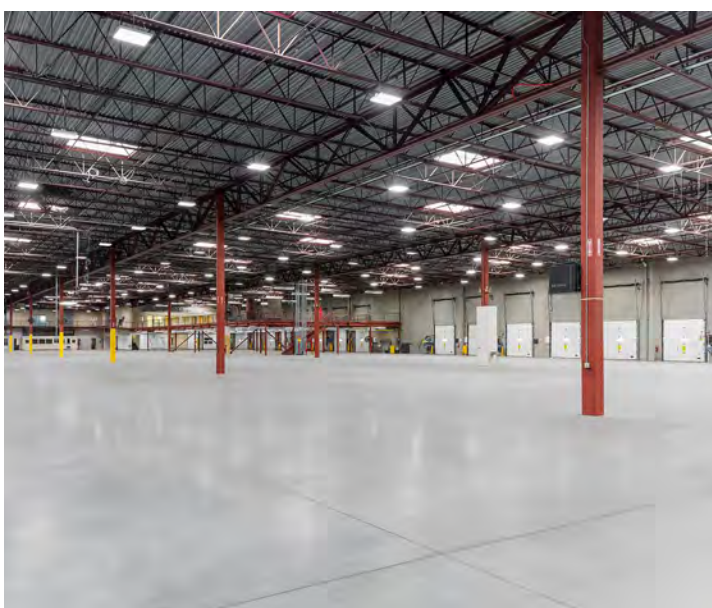


142,413 SF

INDUSTRIAL BUILDING ON 8.6 ACRES



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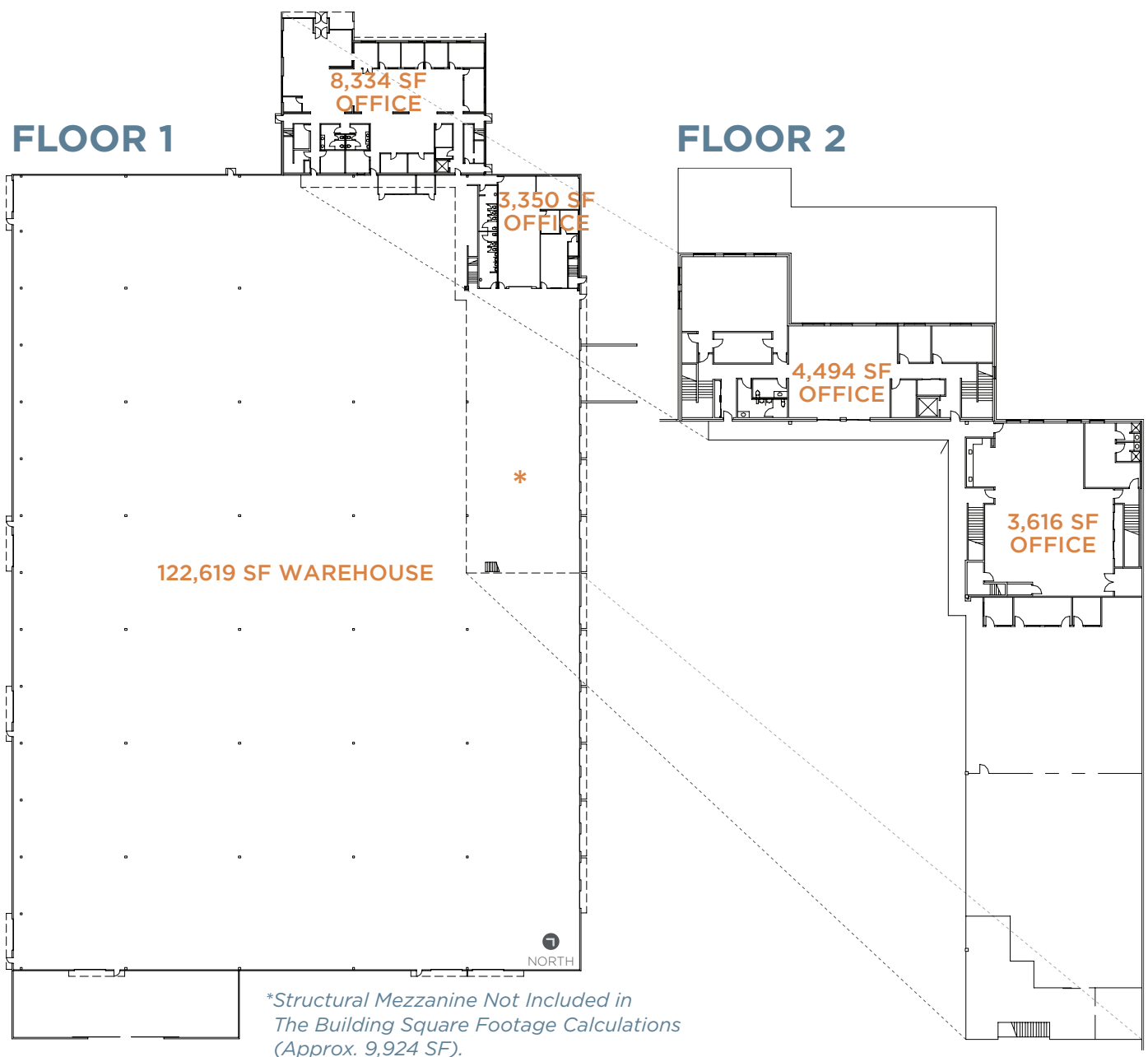


BUILDING INFORMATION

Building Size	142,413 SF	Lease Rate	\$6.95/SF NNN
Clear Height	24'	Est. Op. Exp.	\$3.31/SF
Site Size	8.60 Acres	2021 Taxes	\$2.65/SF
Office Size	19,794 SF	Power	2,000 Amps 277/480 Volts (upon verification)
Year Built	1999	Lighting	LED
City/County	Aurora/Adams	Sprinklered	ESFR
Zoning	I-1 Aurora	Parking	219
Loading	Sixteen (16) Dock High Doors Two (2) Van High Doors Eight (8) Oversized Drive-In Doors		

HIGHLIGHTS

- I-70 signage and visibility
- Bus duct electrical system throughout
- Paint booth with existing air handling system
- Large employee break area
- Two (2) existing five (5) ton cranes
- Air lines throughout the warehouse area
- Full roof replacement with 101 new skylights (1st Quarter 2022)
- Hydraulic levelers and truck lights
- Tilt-Up concrete construction
- New building paint, asphalt upgrades, landscape improvements, and refurbishment of the office areas/restrooms including updating of the elevator



Fenced Storage/Yard Area.
Approx. 4,296 SF

LOCATION



BROKER DISCLOSURE



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