

3550
ODESSA WAY

FOR LEASE

94,659 SF

3550 Odessa Way
Aurora, Colorado 80011



Multistory office space available | Fully fenced outside storage area

INDUSTRIAL SPACE AVAILABLE FOR LEASE

94,659 SF AVAILABLE

FEATURES:

- TOTAL OFFICE SIZE 8,371 SF**
1ST FLOOR: APPROX. 4,125 SF
2ND FLOOR: APPROX. 4,246 SF
- FENCED YARD**
APPROX. 10,693 SF
- 1 RAMP DRIVE IN**
- 9 DOCK DOORS WITH LEVELERS**
- 3 RECESSED DOCKS**
- CLEAR HEIGHT 23'**
- ASKING RATE \$6.75/SF NNN**
- BUILDING DEPTH 240'**
- COLUMN SPACING 40'W X 30'D**
- ESFR SPRINKLER SYSTEM**
- PARKING RATIO 1.1/1,000**
- POWER 277 - 480V**



LOCATION

Majestic Commercenter is a high quality 1,000-acre industrial park. Well located at the northeast corner of I-70 and Tower Road, providing quick access to Denver International Airport, I-70, I-225 and E-470.

3550 Odessa, Suite A at 94,659 SF is available now!

LOCATION HIGHLIGHTS:

15 min drive
to Denver International Airport (DEN)

20 min drive
to Downtown Denver

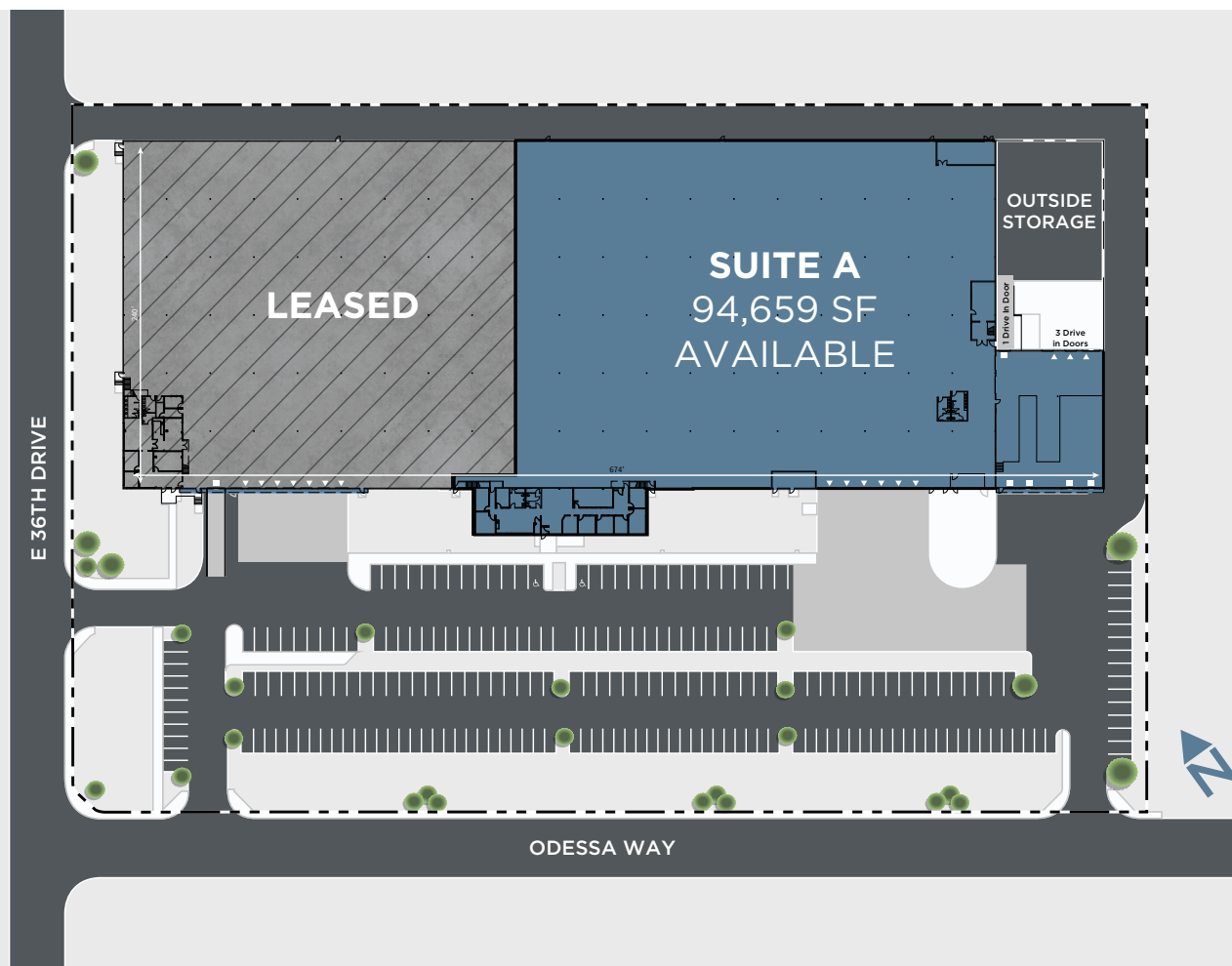
Excellent access
to I-70, E-470 and I-225

Close proximity
to Tower Road amenities

Opportunity zoned
tax incentives through the City of Aurora premier distribution submarket

Located
within Denver's premier distribution submarket

New RTD
Commuter Rail from Downtown to Denver International Airport





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For leasing information, please contact:

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