



3550 ODESSA WAY

Aurora, CO

94,659 SF INDUSTRIAL SPACE FOR LEASE



NEWMARK

LBA Logistics 

BUILDING FEATURES

Two-Story Office Space | Fully Fenced Storage Area



8,371 SF

TOTAL OFFICE

1st Floor: ~4,125 SF
2nd Floor: ~4,246 SF



~10,693 SF

FENCED YARD



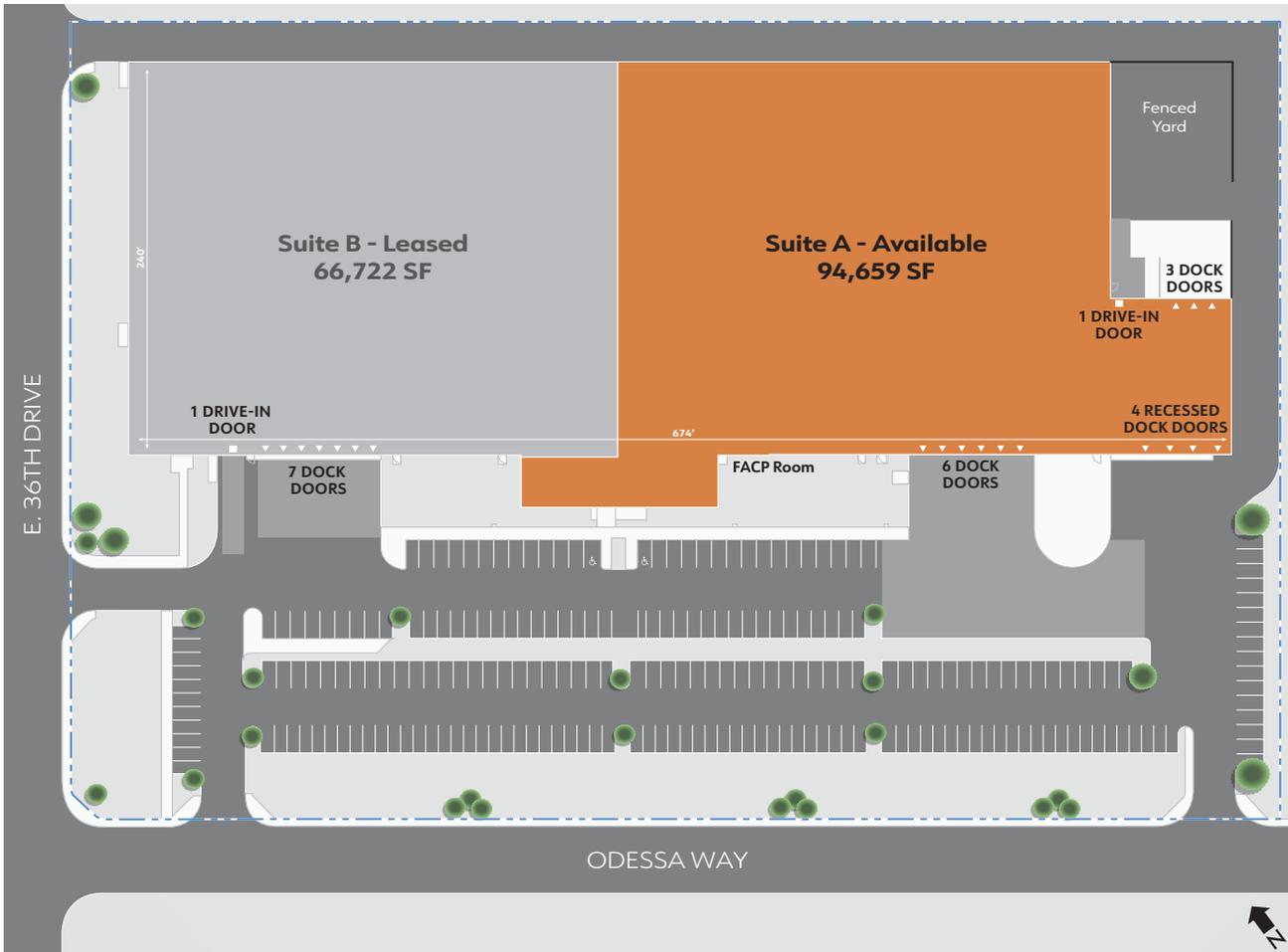
To Quote

ASKING RATE



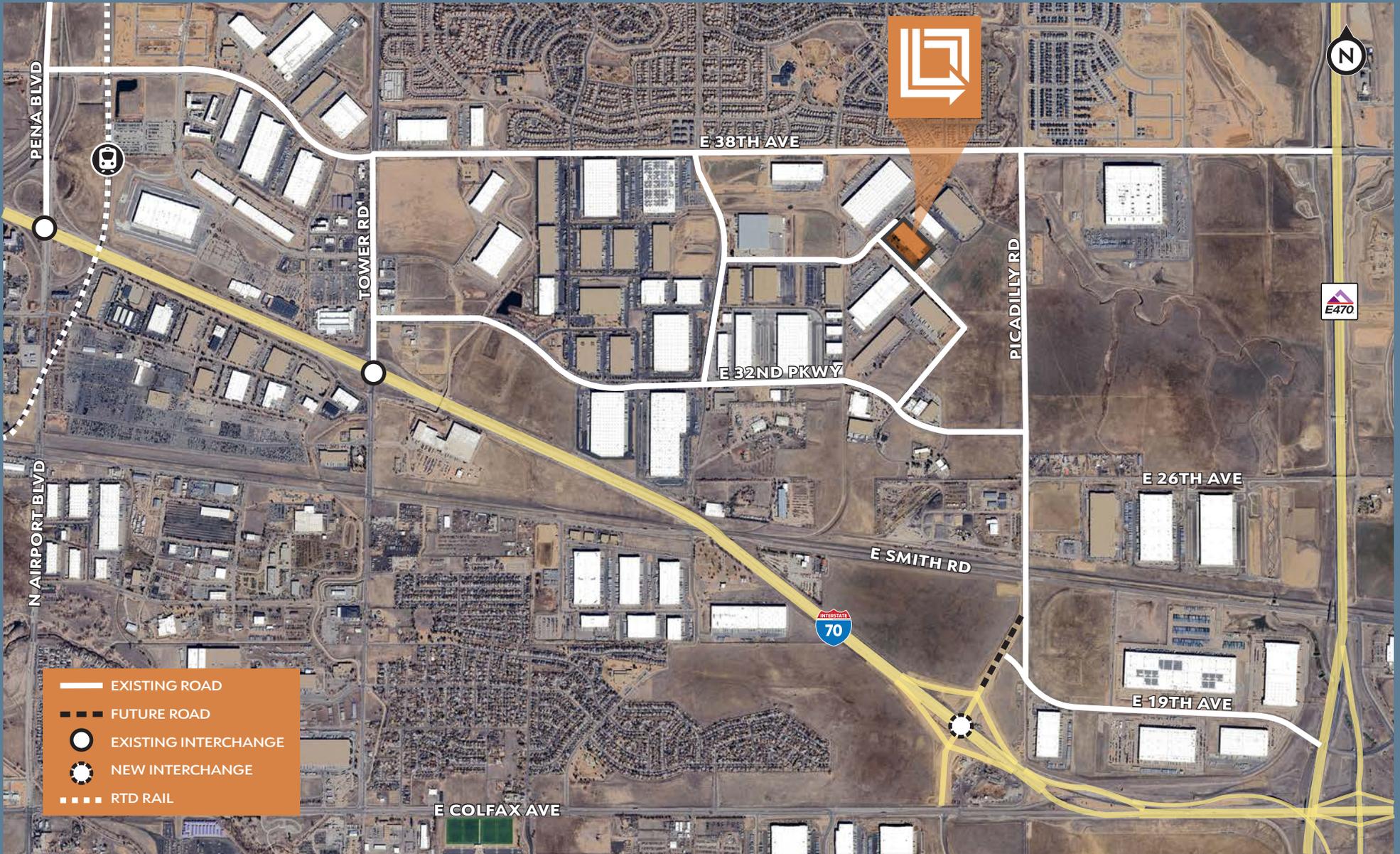
\$4.82/SF

OPERATING EXPENSES



- 1 Drive-In Ramp
- 9 Dock Doors With Levelers
- 4 Recessed Docks
- 23' Clear Height
- 240' Building Depth
- 40' W X 30' D Column Spacing
- ESFR Sprinkler System
- 480 V, 3400 Amp Power (upon verification)
- 1.1 / 1,000 SF Parking Ratio





15 MIN DRIVE
to Denver International Airport

20 MIN DRIVE
to Downtown Denver

EXCELLENT ACCESS
to I-70, E-470 and I-225

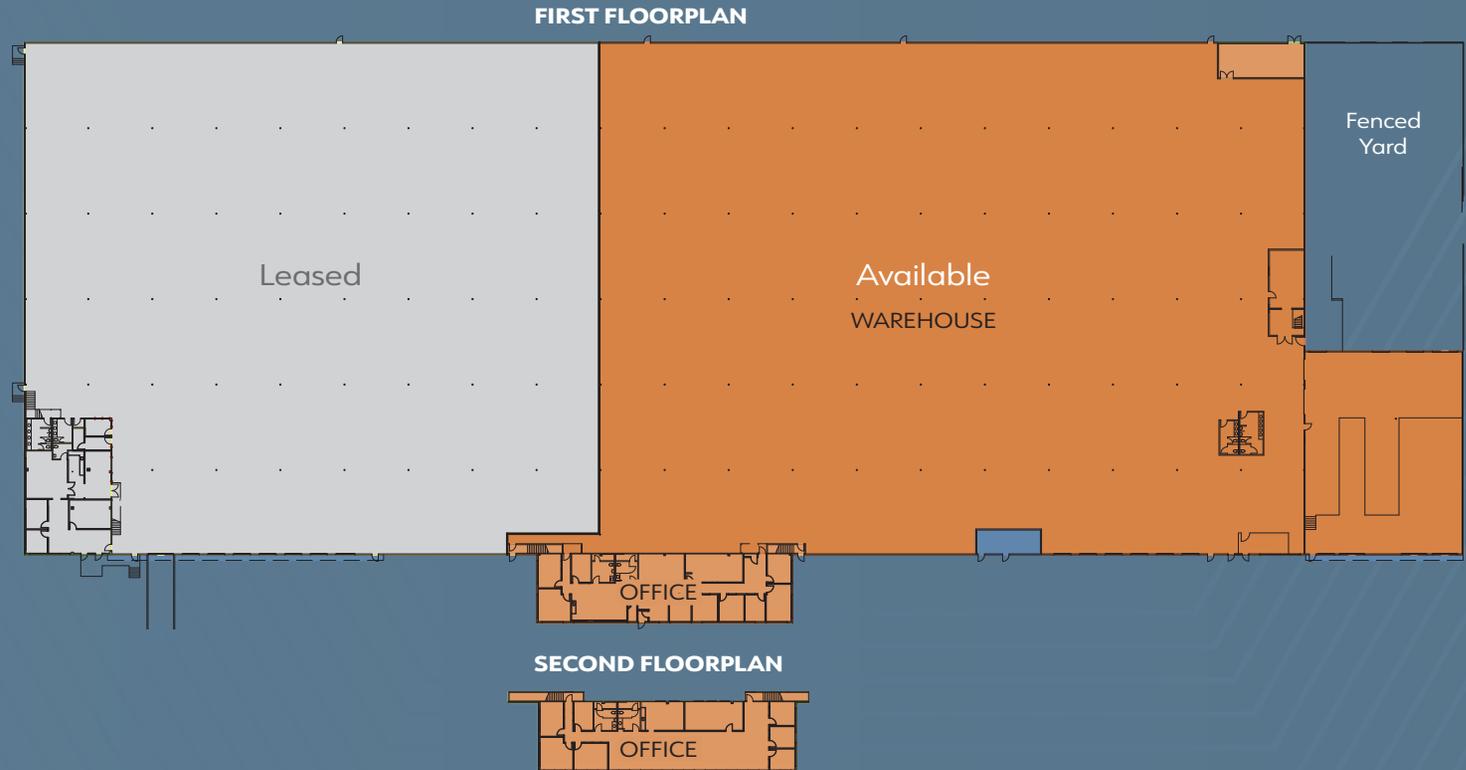
Close proximity to **RETAIL AMENITIES**

OPPORTUNITY ZONE TAX INCENTIVES

Located within Denver's **PREMIER INDUSTRIAL SUBMARKET**

NEW RTD COMMUTER RAIL
from Downtown to DIA

3550 ODESSA WAY



For more information contact:

MIKE WAFER, SIOR
mike.wafer@nmrk.com
303-260-4242

MICHAEL WAFER JR, SIOR
mike.waferjr@nmrk.com
303-260-4407

MIKE VIEHMANN, SIOR
mike.viehmnn@nmrk.com
303-260-4340



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