

FOR LEASE

3155 Chambers Rd. Aurora, CO 80011

BUILDING DETAILS

Unit F``	4,454 SF
Lease Rate	\$11NNN
OpEx	\$11.33 / PSF
Clear Height	23'
Zoning	M-I
Sprinklers	Wet System



ADDITIONAL FEATURES

- ▶ 3 Blocks South of I-70
- ▶ Retail with Warehouse Space
- ▶ Outside Storage Yard Included
- ▶ Excellent Visibility
- ▶ 2 Drive-in Doors

DESCRIPTION

Commerce Center III is a for lease commercial development, which consists of a 52,920 SF building. The project features drive-up overhead doors, fenced storage, 23' clear height, as well as frontage access to Chambers Rd. This development is uniquely designed to allow for office, industrial, or retail use. Current buildout in Suite F includes one restroom, front showroom, waiting area with kitchenette, and rear warehouse with two drive in doors.



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