

FOR LEASE



2,000-4,000 SF INDUSTRIAL

1790 JASPER ST,
AURORA, CO 80011

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*Novel*Commercial



PARKING



AVAILABLE: 2,000 - 4,000 SF

- ✓ Warehouse, Manufacturing, R&D
- ✓ 1 Drive-In Door Per Unit
- ✓ 14'-17' Clear Height
- ✓ Private Bathroom Per Unit
- ✓ Newly Renovated
- ✓ Radiant Heat in Warehouse
- ✓ New Roof with 20 Year Warranty
- ✓ Excellent Location: Close to I-225 and I-70

*Units Can Be Combined

STARTING RENT

\$12.25/SF NNN

UNITS

2

ZONING

M-1

CAM

\$7.04

COUNTY

Adams

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

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SITE PLAN UNIT 4



SITE PLAN UNIT 5



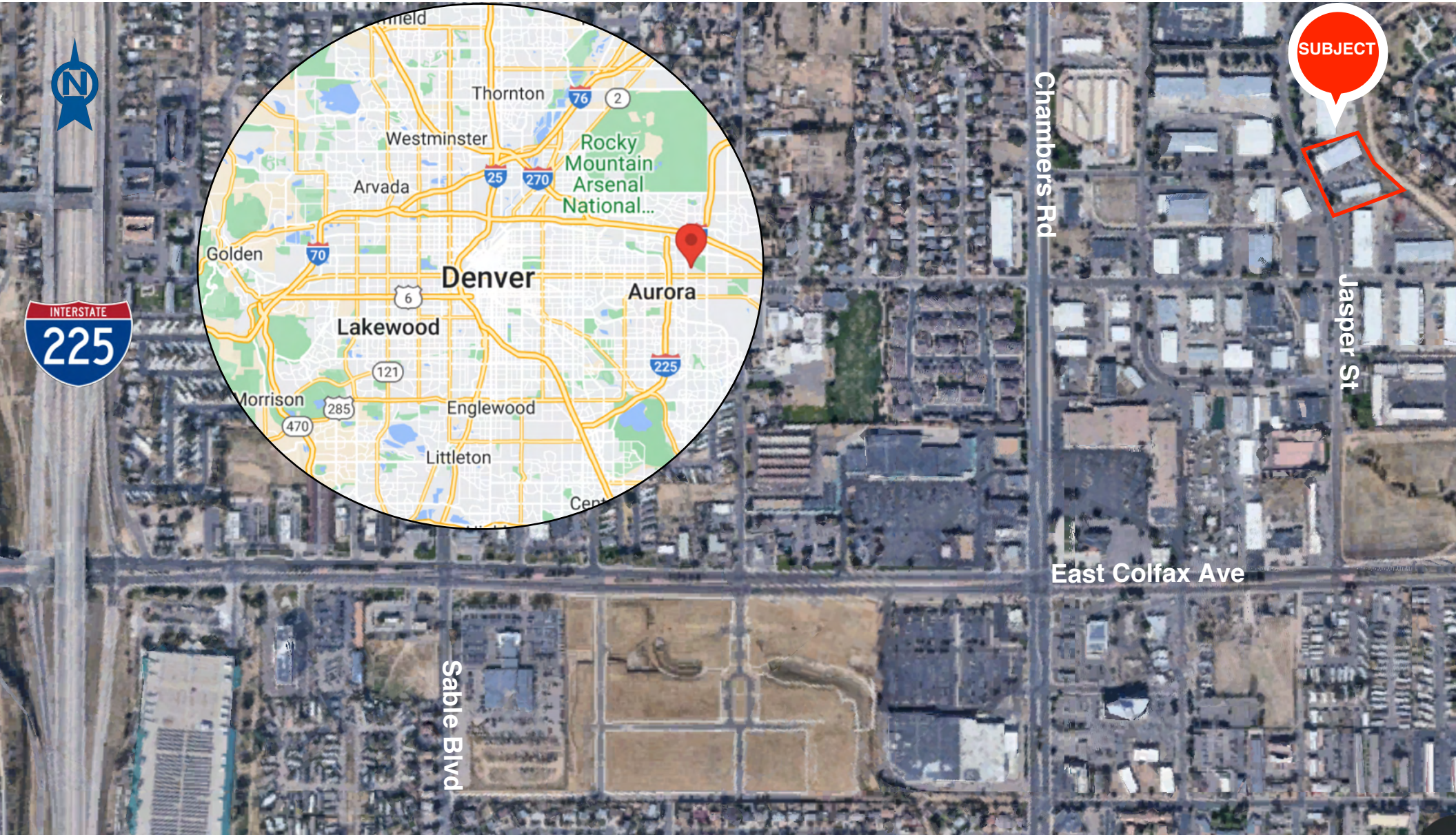
Unit 5
2,000 SF

\$12.25/SF

12' x 14' Drive-In Door



LOCATION



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