

## INDUSTRIAL FOR LEASE

# Aurora Business Center

20100 E 32<sup>nd</sup> Pkwy, Aurora, CO 80011

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## BUILDING DETAILS

SUITE	110
AVAILABLE SF	1,798 SF
BASE RENT (NNN)	\$14.00
EXPENSES	\$7.66
AVAILABLE	Now
TI ALLOWANCE	Negotiable



## HIGHLIGHTS

- ▶ Flex space with 20% office and 80% Warehouse
- ▶ Reception, restroom and private office
- ▶ High bay warehouse with 16+ clear height
- ▶ Grade level overhead door
- ▶ Ample on-site parking
- ▶ 3 Phase Electrical



## DESCRIPTION

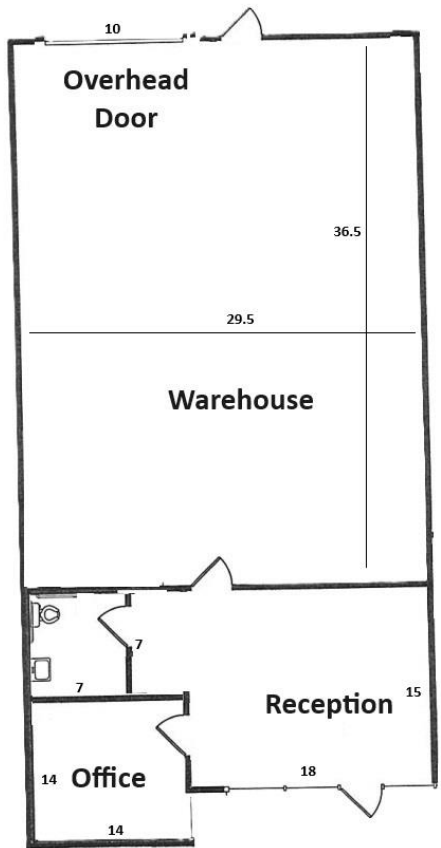
Unleash your business's full potential through this remarkable property that seamlessly integrates warehouse and office spaces. Boasting a layout that includes a private office, reception area, and in-suite restroom in the front with a large open warehouse in the back. The warehouse is equipped with 208 3-phase electrical and a ten-foot drive-in door. What really sets this property apart is its location near the Denver International Airport plus ample on-site parking and signage available. It is truly a must see!

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## FLOOR PLAN



## SITE PLAN

