

806 | **SALIDA WAY**
AURORA, CO

CLASS A IOS FACILITY – I-70 AND AIRPORT ROAD



**CLASS A WAREHOUSE
DELIVERED W/ ±2.5 AC YARD**



±2.5 AC PAVED & FENCED YARD

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- **Rare Class A Warehouse Space** Delivered with +/- 2.5 acres of Paved, Fenced Yard (paving & fencing in progress)
- **Functional Site** - Ample Outdoor Storage, High Clear Warehouse, High End Finishes, with Ability to Convert Office to Warehouse
- **Excellent Access** with proximity to 6th Ave, Chambers Rd, E-470 & I-70; ±15 miles / 20 minutes to Denver International Airport
- **Few Comparable Offerings in Submarket** featuring High End Finishes with Ample Yard Space, Loading & Access

PROPERTY DETAILS

Sales Price	\$4,995,000 (\$416/SF)
Lease Rate	\$25/SF NNN
Total Building SF	11,999 SF
Lot Size	3.83 AC
Warehouse/Office	+/- 70%/30%
Zoning	APZ
Loading	Five Drive-In Doors (12' x 12')
Clear Height	16'
Power	240 Amp, 3-Phase (TBV)
Sprinklered	Yes - Fully Sprinklered
YOC	2020
Taxes	\$77,074 (2025)
Other	+/- 2.5 Acre Yard - Paving & Fencing Underway



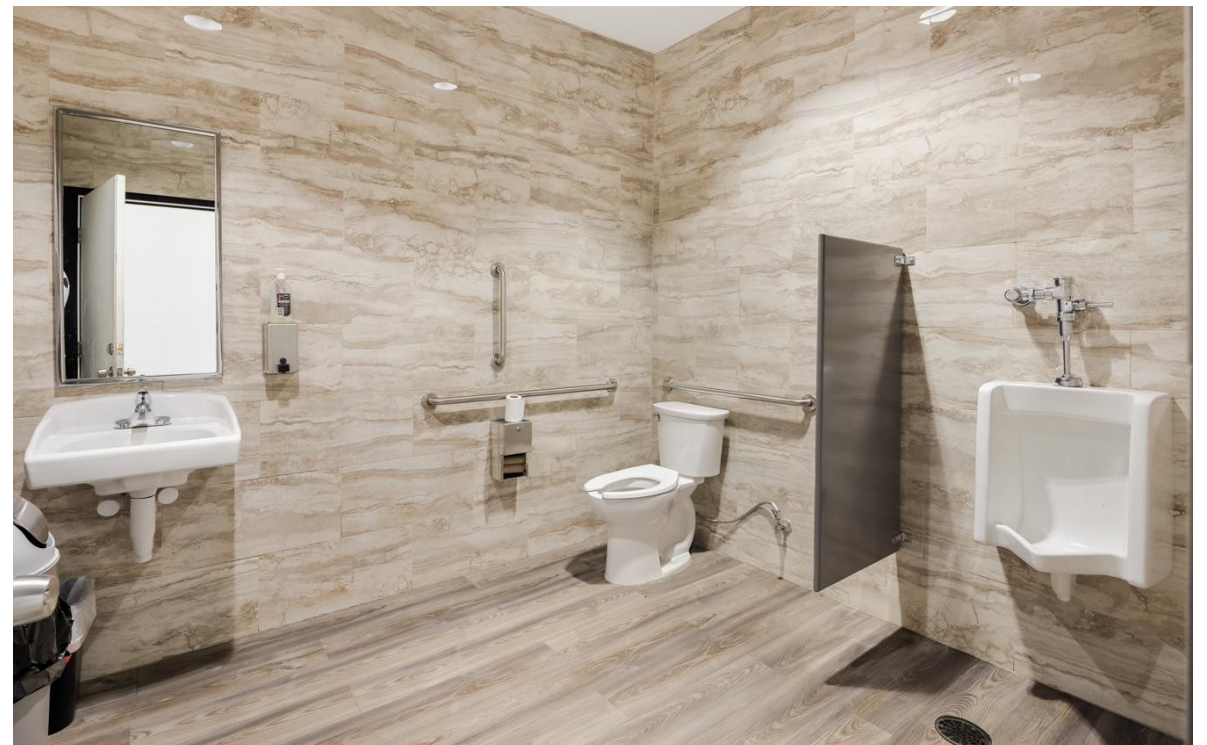
AIRPORT PROTECTION ZONE (APZ)

PERMITTED & COMPATIBLE USES:

- Warehouse and distribution facilities
- Contractor shops and service operations
- Equipment storage and fleet parking
- Industrial outdoor storage (IOS) and yard use



PROPERTY PHOTOS







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