



FOR SALE/LEASE

5,000 SF Office/Warehouse Condos For Sale/Lease

482 Laredo Street #A-E, Aurora, CO 80011



Heavy Power Available. Automotive & Marijuana Friendly

CONTACT:

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SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

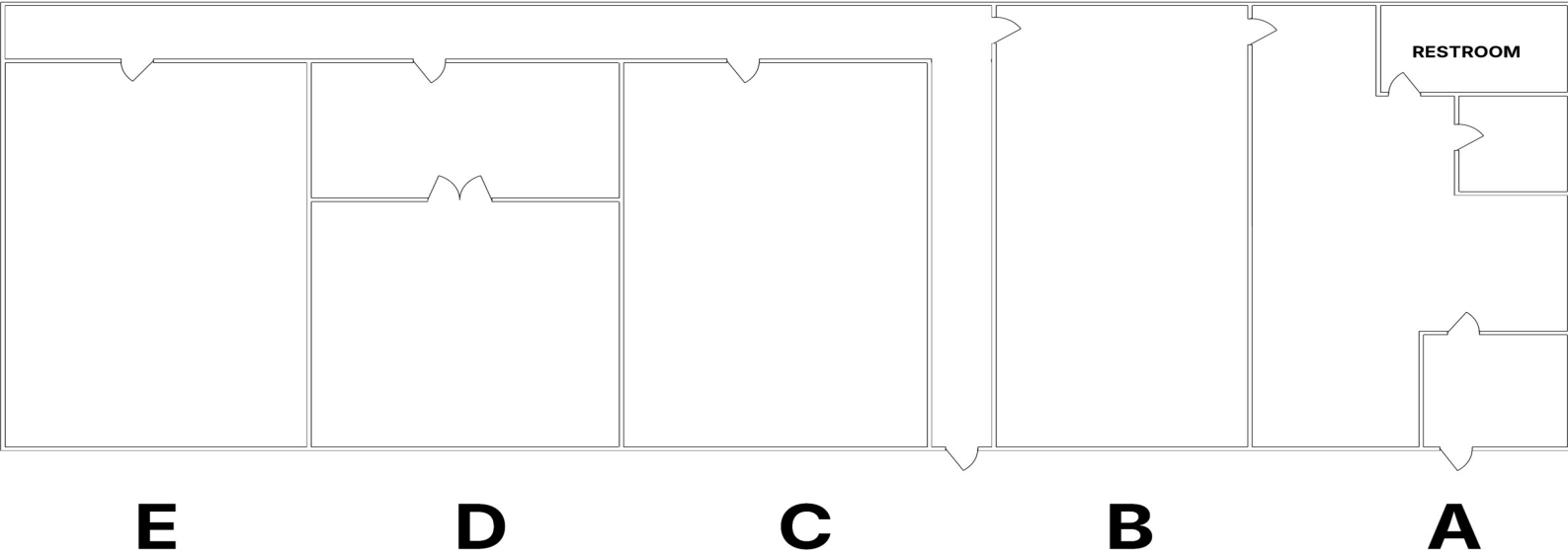
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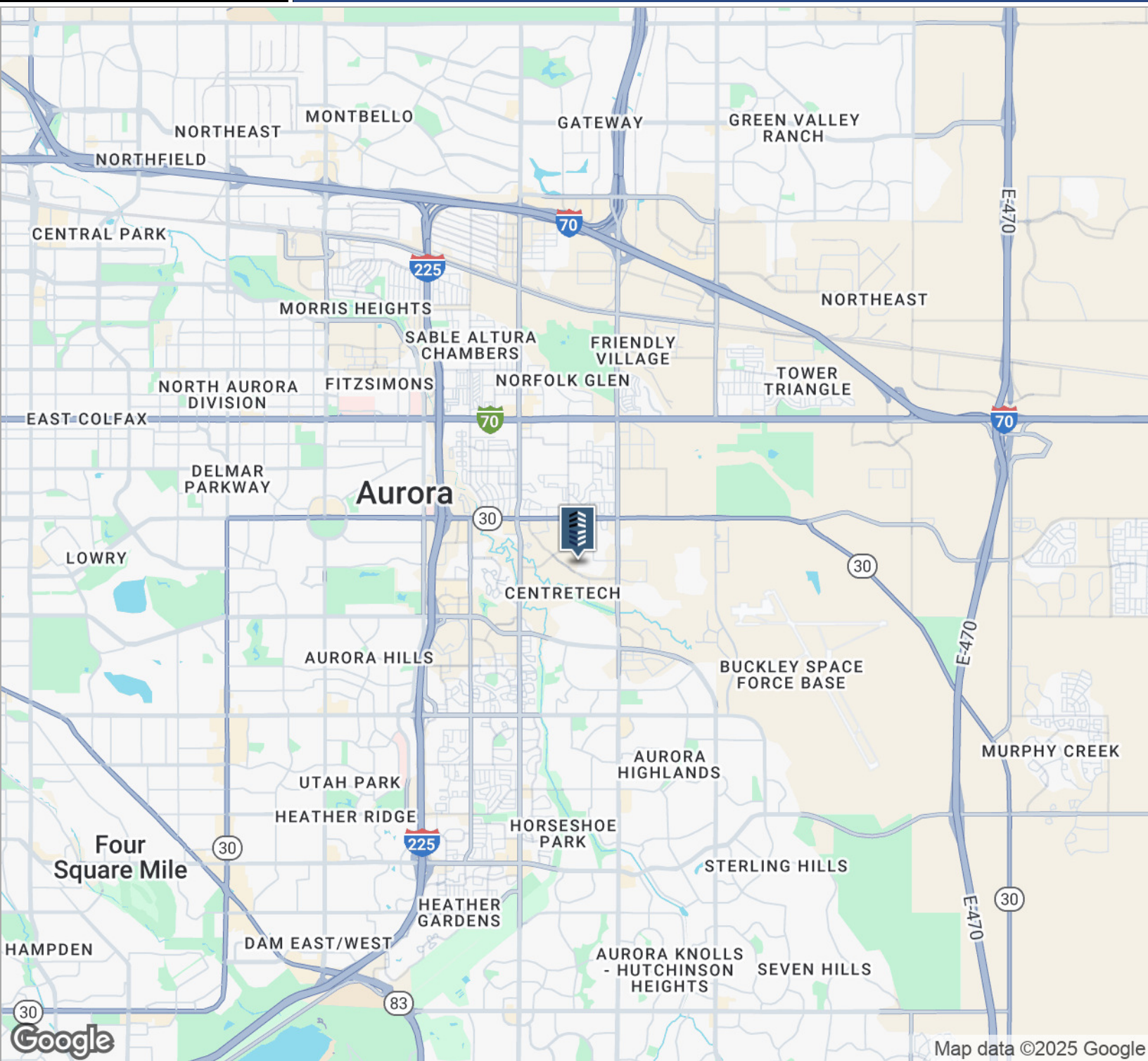
OFFERING SUMMARY

Available:	5,000 SF
Building Size:	20,000 SF
Grade Level Doors:	10"x10' per unit
Ceiling Height:	13'-14' clear
Year Built:	1985
Zoning:	I-1 Industrial

PROPERTY HIGHLIGHTS

- Five 1,000 SF office/warehouse condos for sale/lease
- Sale price of just \$750,000
- Lease for just \$6,667/mth plus utilities*
- Zoned I-1 industrial in the city of Aurora (Arapahoe County)
- Heavy power available
- Each unit has a 10'x10' drive in door with 13'-14' clear height
- Association Dues are just \$235.79 per month per 1,000 SF unit
- Property Taxes are approximately \$4,278 per year per 1,000 SF unit
- Marijuana related uses are approved by the property owner and the owner's association.

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