



3550 ODESSA WAY

Aurora, CO

94,659 SF INDUSTRIAL SPACE FOR LEASE



NEWMARK

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BUILDING FEATURES

Two-Story Office Space | Fully Fenced Storage Area



8,371 SF

TOTAL OFFICE

1st Floor: ~4,125 SF
2nd Floor: ~4,246 SF



~10,693 SF

FENCED YARD



To Quote

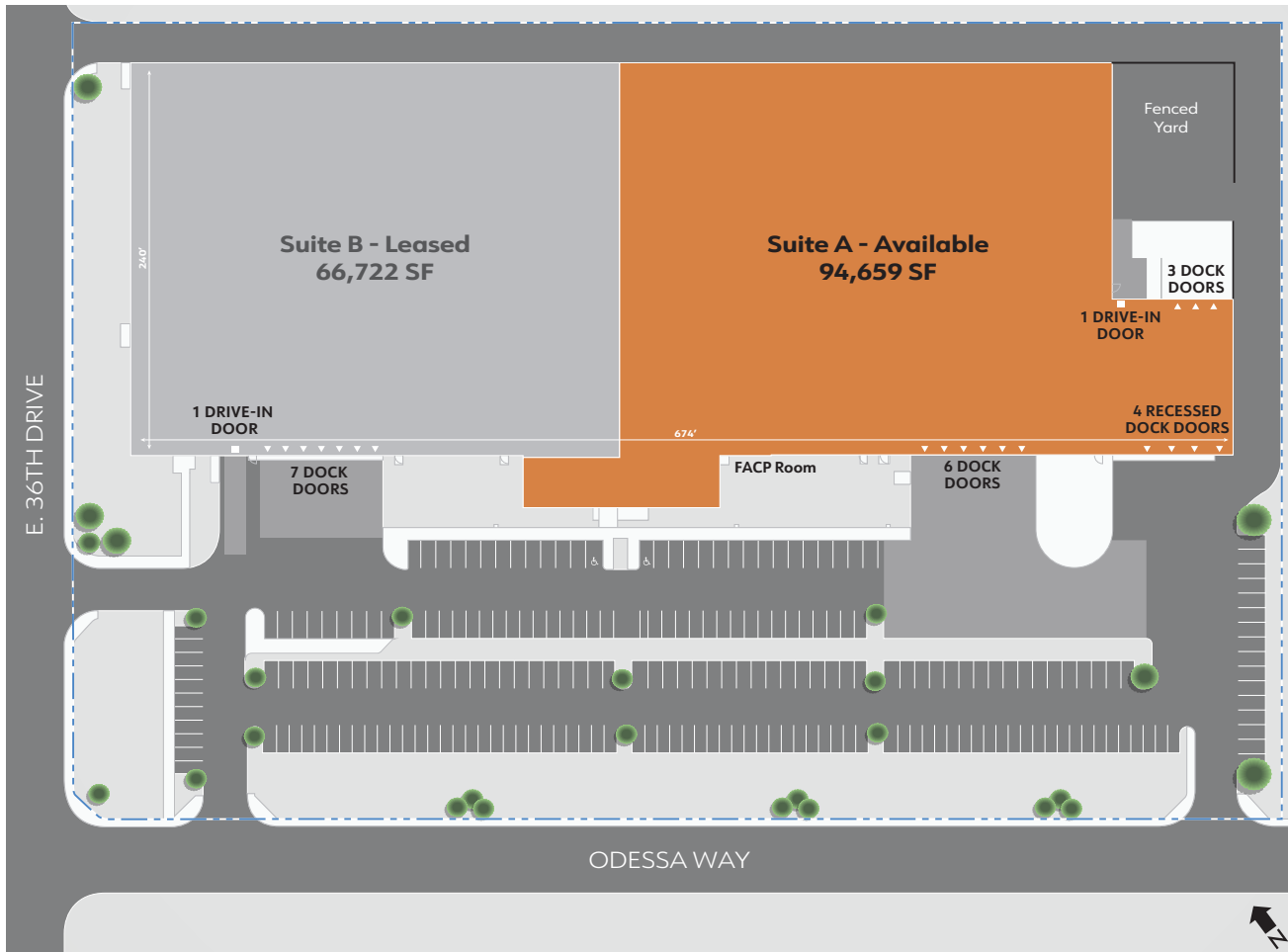
ASKING RATE



\$4.82/SF

OPERATING EXPENSES

- 1 Drive-In Ramp
- 9 Dock Doors With Levelers
- 4 Recessed Docks
- 23' Clear Height
- 240' Building Depth
- 40' W X 30' D Column Spacing
- ESFR Sprinkler System
- 480 V, 3400 Amp Power (upon verification)
- 1.1 / 1,000 SF Parking Ratio





**15 MIN
DRIVE**
to Denver
International
Airport

**20 MIN
DRIVE**
to Downtown
Denver

**EXCELLENT
ACCESS**
to I-70, E-470
and I-225

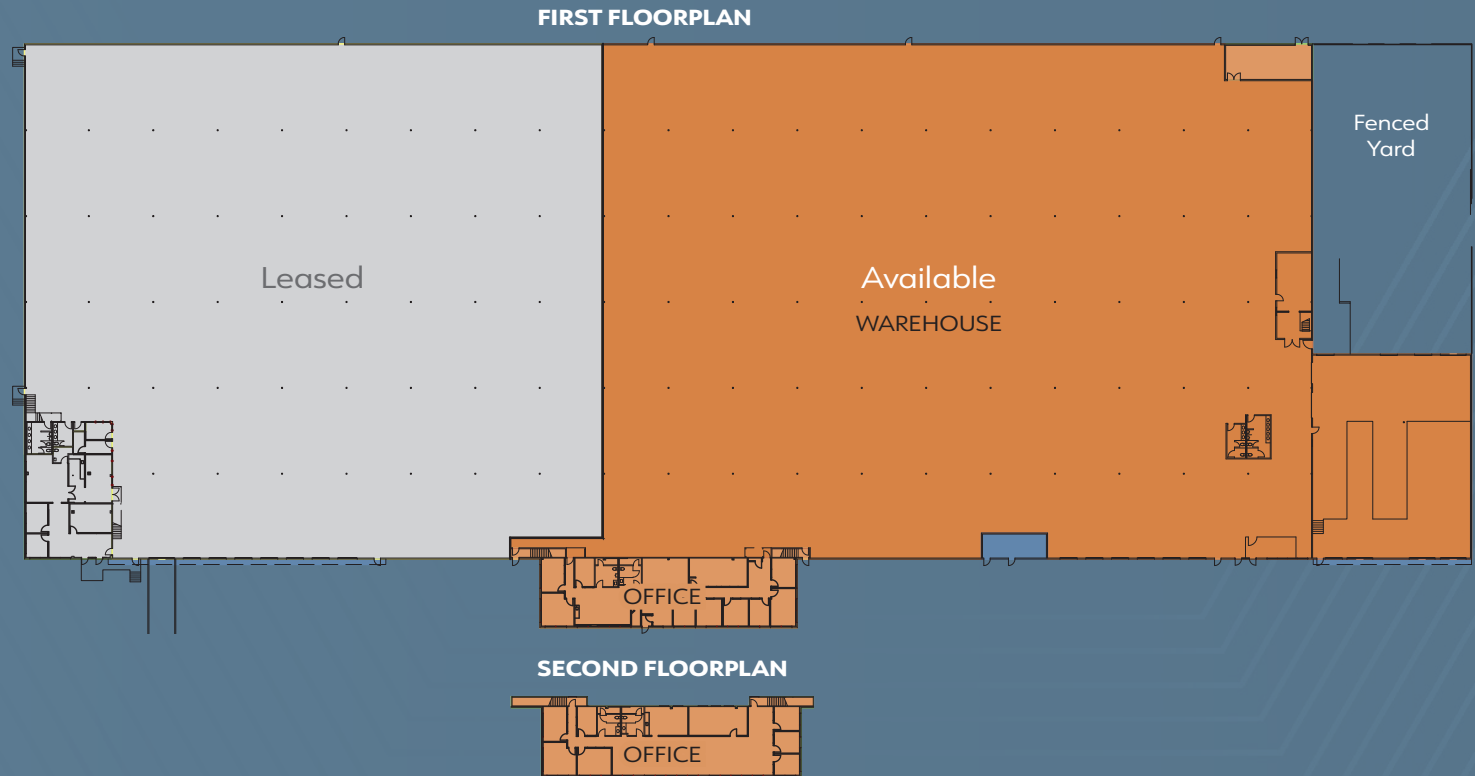
Close
proximity to
**RETAIL
AMENITIES**

**OPPORTUNITY
ZONE TAX
INCENTIVES**

Located
within Denver's
**PREMIER
INDUSTRIAL
SUBMARKET**

**NEW RTD
COMMUTER
RAIL**
from Downtown
to DIA

3550 ODESSA WAY



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