

FOR LEASE

2,358 SF – 3,840 SF



INDUSTRIAL FLEX

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AURORA, CO 80011

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*Novel*Commercial
501 S Cherry Street Suite 1100
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LEASE OVERVIEW

✓ Industrial Flex Warehouse

Unit B2: 3,840 SF (2 Dock-High Doors)

Unit B7: 2,358 SF (1 Drive-In Door)

✓ 15' Clear Height

✓ Climate Controlled (HVAC) Warehouse

✓ 3-Phase Electrical Power

✓ Private Restroom in Each Unit

✓ Ample Parking

✓ Signage Available

✓ Easy Access to I-225 and I-70



STARTING RENT

\$11.95/SF NNN

UNITS

2

CLEAR HEIGHT

15'

ZONING

M-1

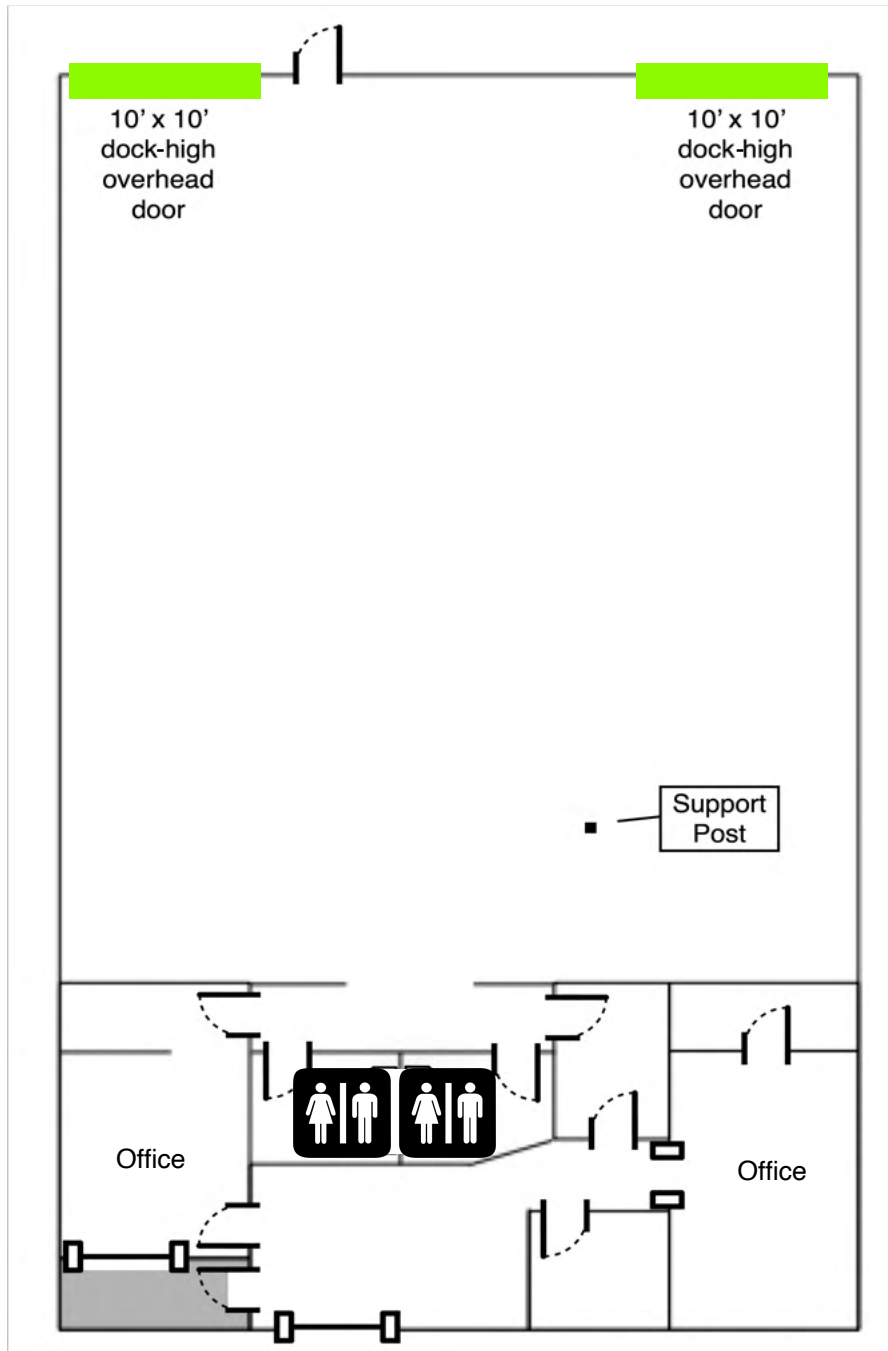
CAM/SF

\$6.00

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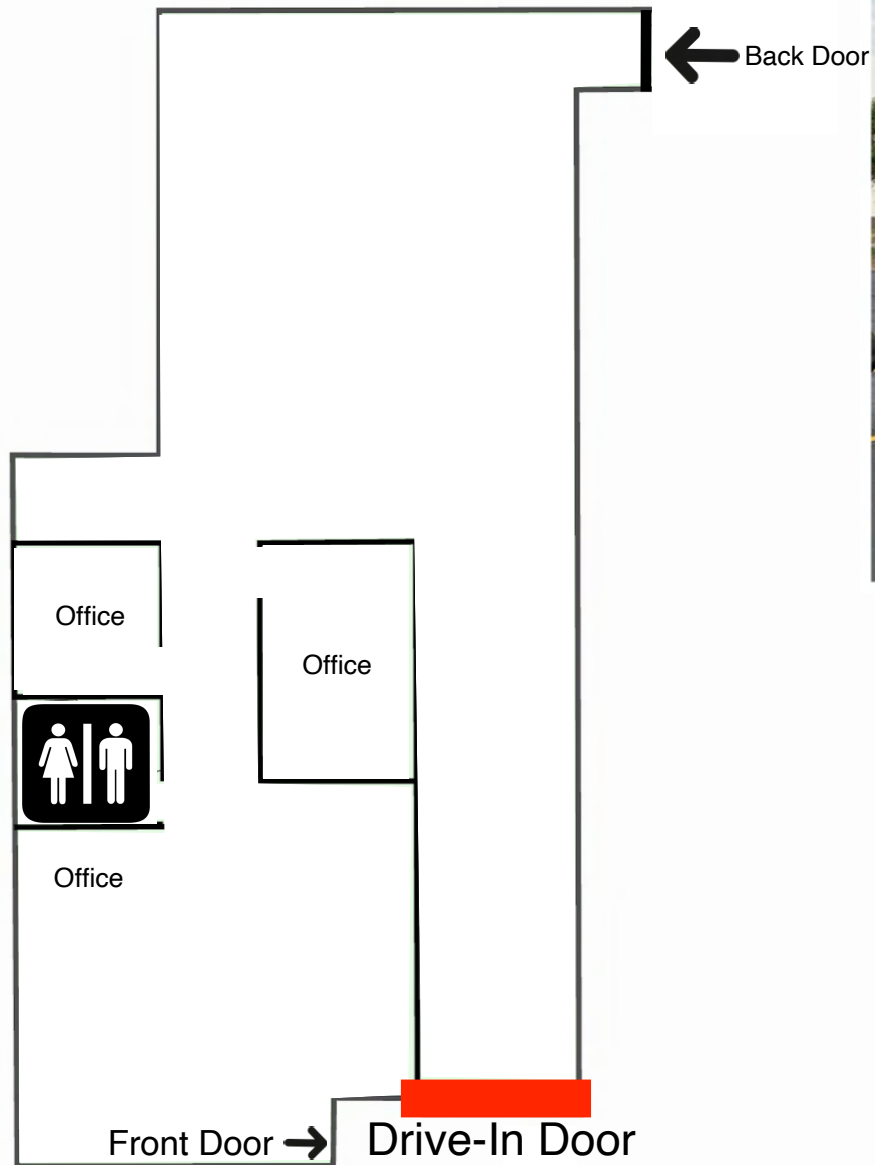
Unit B2



- 2,770 SF - Warehouse
 - 1,070 SF - Office
-
- 3,840 SF TOTAL

\$11.95/SF NNN

Unit B7



- 1,588 SF - Warehouse
 - 770 SF - Office
-
- 2,358 SF TOTAL

\$13.75/SF NNN



UNIT B7



UNIT B2

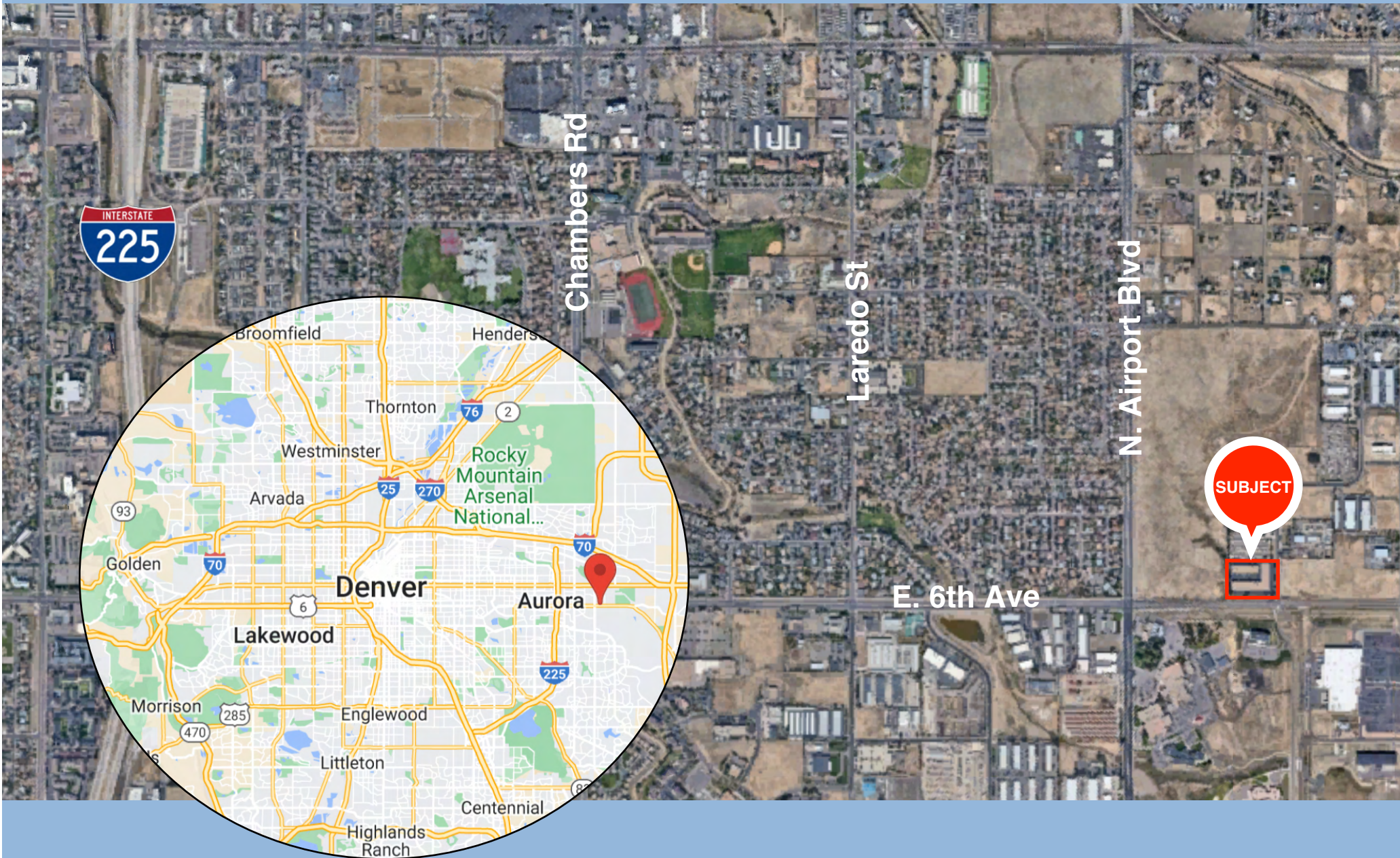


UNIT B7 - Office



UNIT B2

LOCATION



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