

For sublease

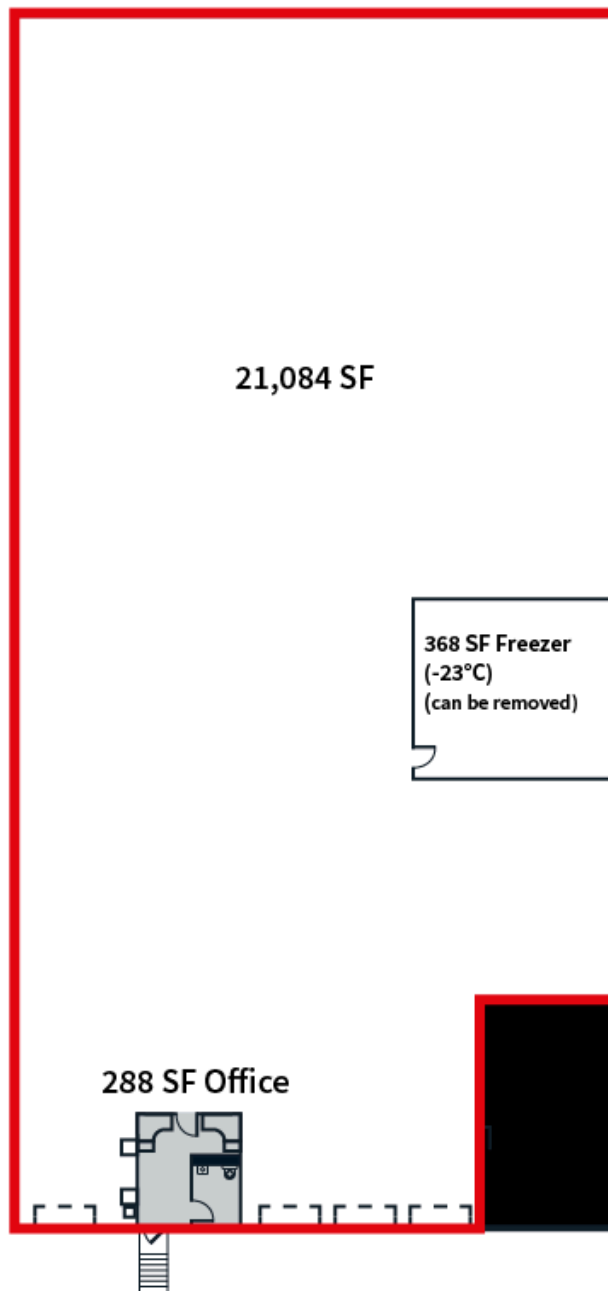
18250 E 40th Ave, Suite 50
Aurora, CO 80011

Available Immediately!



Property Highlights

- Size: Up to 21,084 SF
- Clear height: 32'
- Loading: 4 dock-high (1 pit leveler)
- Leasing rate: \$6.95/SF NNN
- 2026 Opex: \$4.89/SF
- Flexible configuration available
- Dock lights
- T5 lighting (motion sensor)
- ESFR sprinklers
- Term flexible – 1 to 5 years



Contact brokers:

Jason White
Managing Director
(720) 935-2168
jason.white@jll.com

Ken Gooden
Senior Managing Director
(303) 390-5202
ken.gooden@jll.com

Michael Fredman
Associate
(720) 231-2277
michael.fredman@jll.com