

WAREHOUSE SPACE  
FOR SUBLEASE

14309 East 35th Place

UNIT 103 | AURORA, CO 80011



## Building Information

- › Available: Suite 103 - 13,139 SF
- › Office: 1,394 SF
- › Loading:
  - Six (6) Dock High Doors-
  - (Two (2) with Levelers)
  - Drive-In Possible
- › Clear Height: 24'
- › YOC: 2000
- › Power: 400Amp/480Volt/3-Phase (TBV)
- › Sprinklered: Yes (ESFR)
- › Lease Rate: \$7.75/SF NNN
- › Operating Expenses: \$5.97/SF

## Highlights

- › Below market lease rate
- › High efficiency lighting
- › Skylights
- › Sublease term through November 30, 2031, shorter term possible
- › Can be combined with 10,790 SF next door for a total of 23,929 SF

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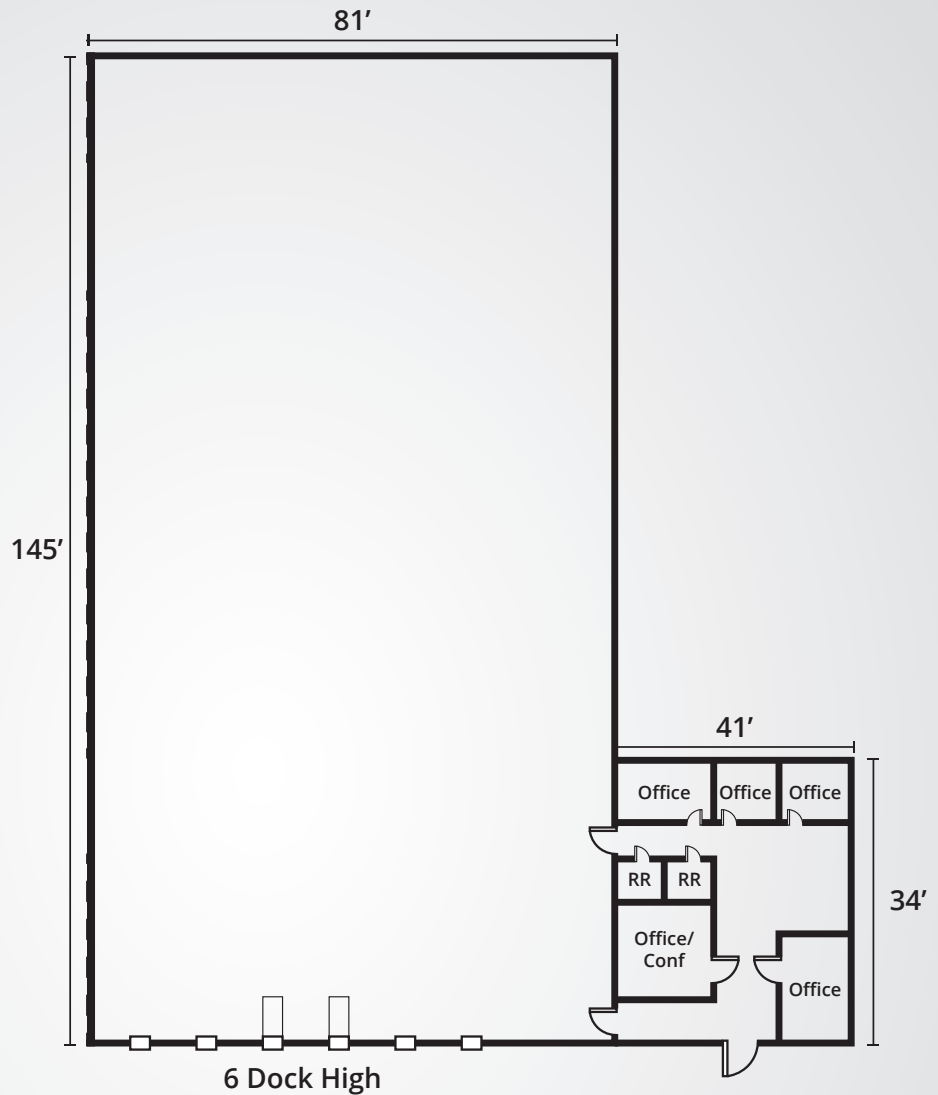
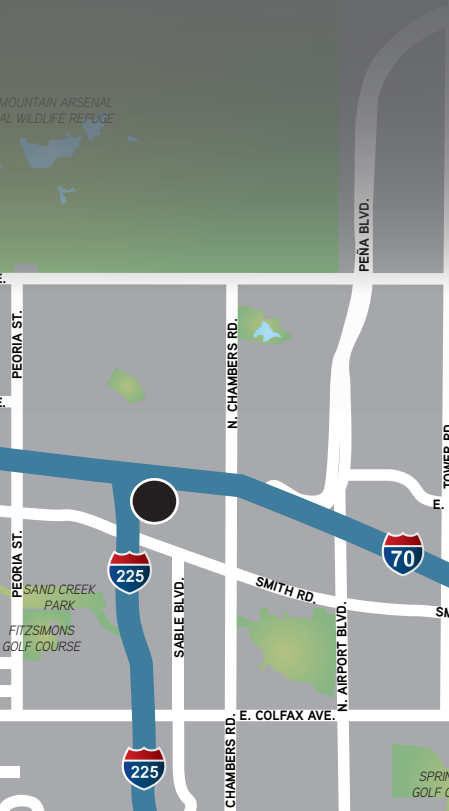
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## Contact

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