

\$5.50/SF LEASE RATE FOR YEAR 1!



FOR LEASE: 35,040 - 75,080 SF

14700 E. 38TH AVENUE

AURORA, COLORADO



PROPERTY FEATURES

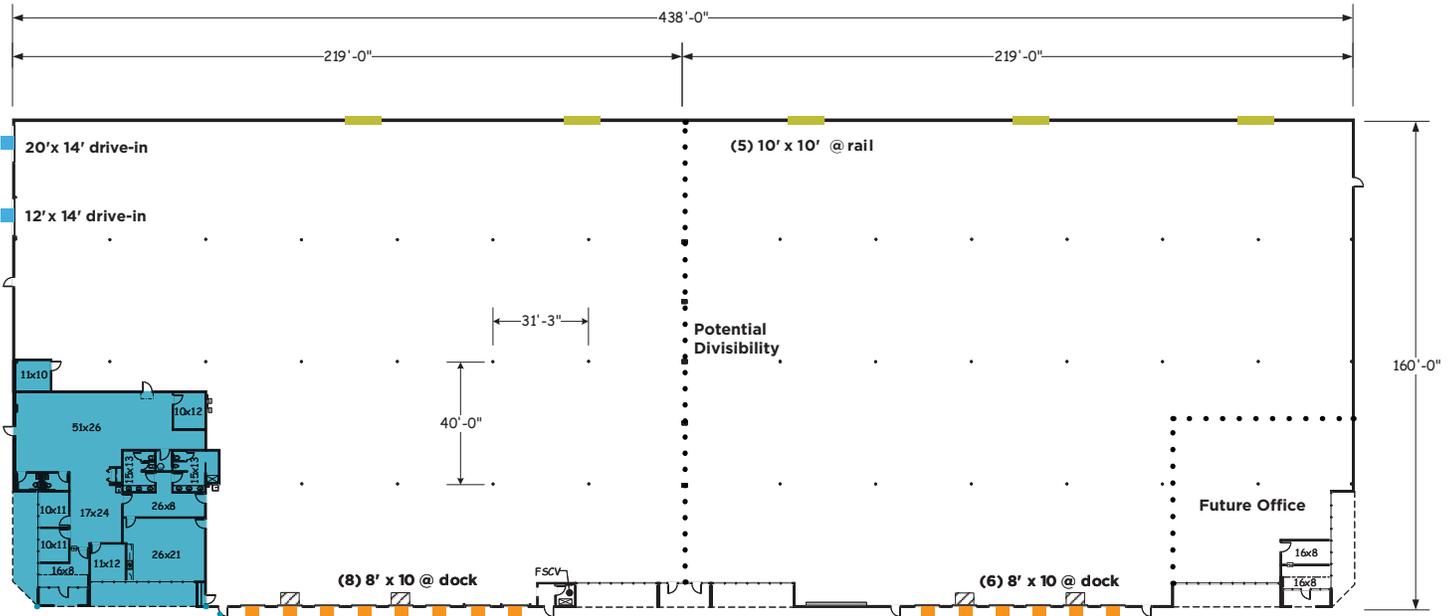
Building Size	±70,080 SF	Zoning	I-1
Office Size	±3,778 SF	Power	600 Amps, 480 volt, 3-phase
Divisibility	35,040 SF	Sprinklers	ESFR, K25
Clear Height	22'	Building Depth	160'
Loading	(14) Dock high doors (2) Drive-in doors* (5) Rail Doors <i>*One door is 20'x14'</i>	Parking Spaces	53
		Operating Expenses	\$5.08/SF (2026)

ADDITIONAL HIGHLIGHTS

- Skylights
- Union Pacific Rail
- Pit levelers
- Oversized 20' x 14' Drive in Door
- Secured entry
- 15 Minutes from Denver International Airport
- 20 Minutes from Downtown Denver

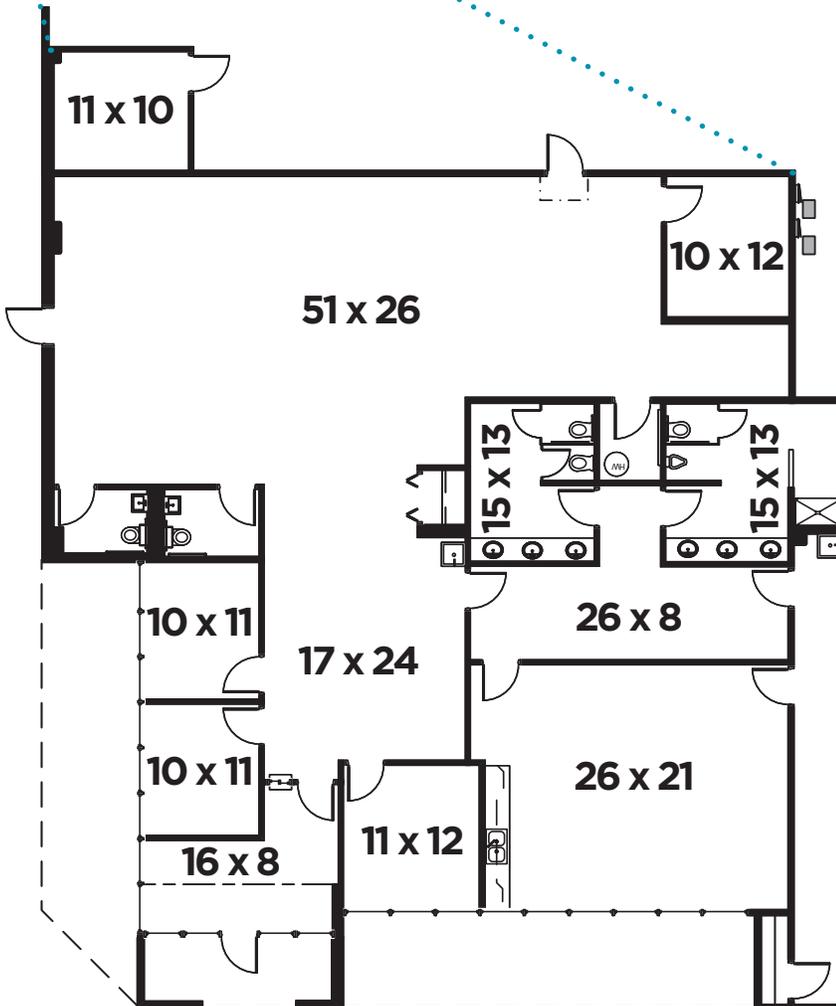
FLOOR PLAN

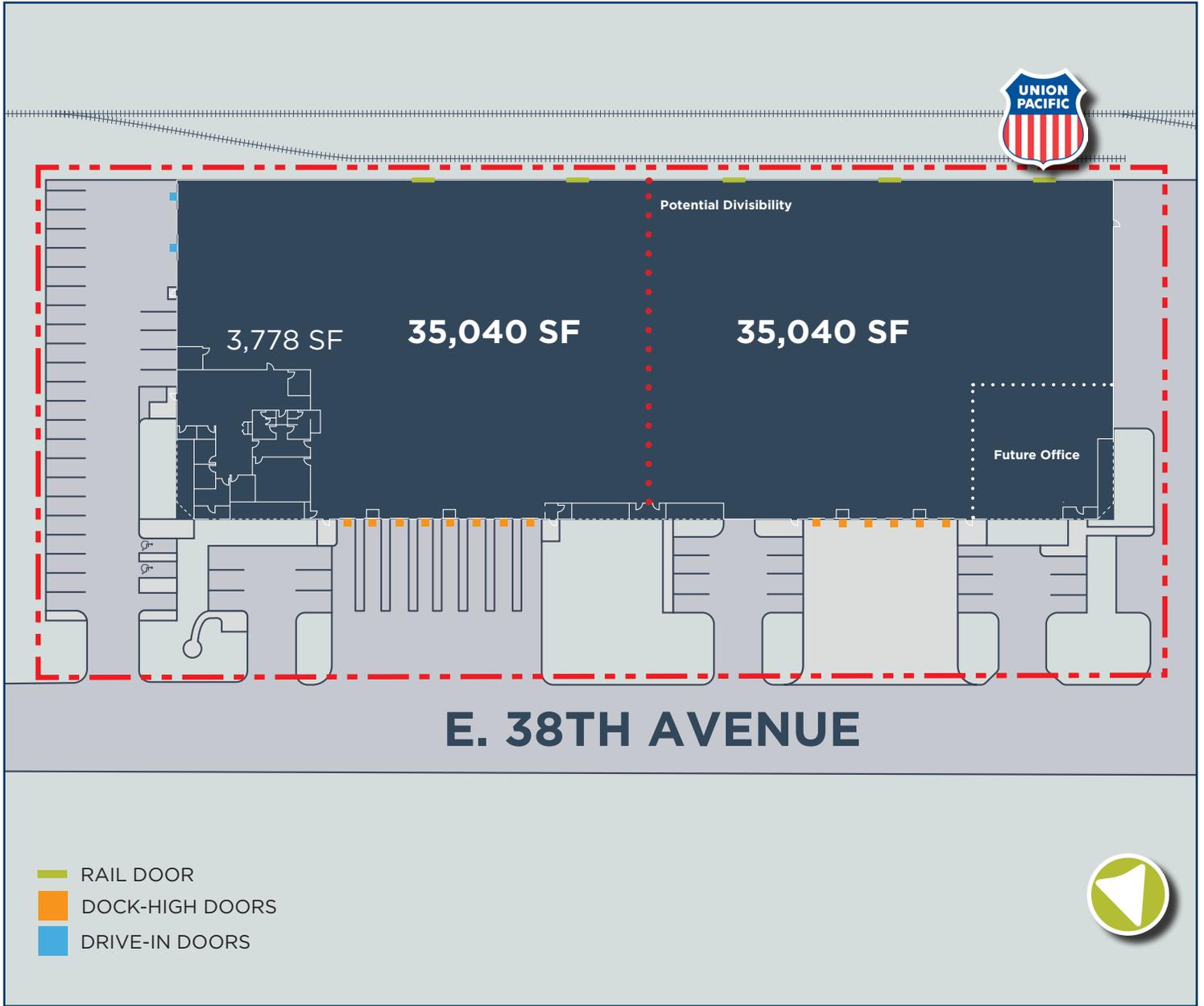
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- RAIL DOOR
- DOCK-HIGH DOORS
- DRIVE-IN DOORS

OFFICE FLOOR PLAN





FOR LEASE/35,040 - 70,080 SF



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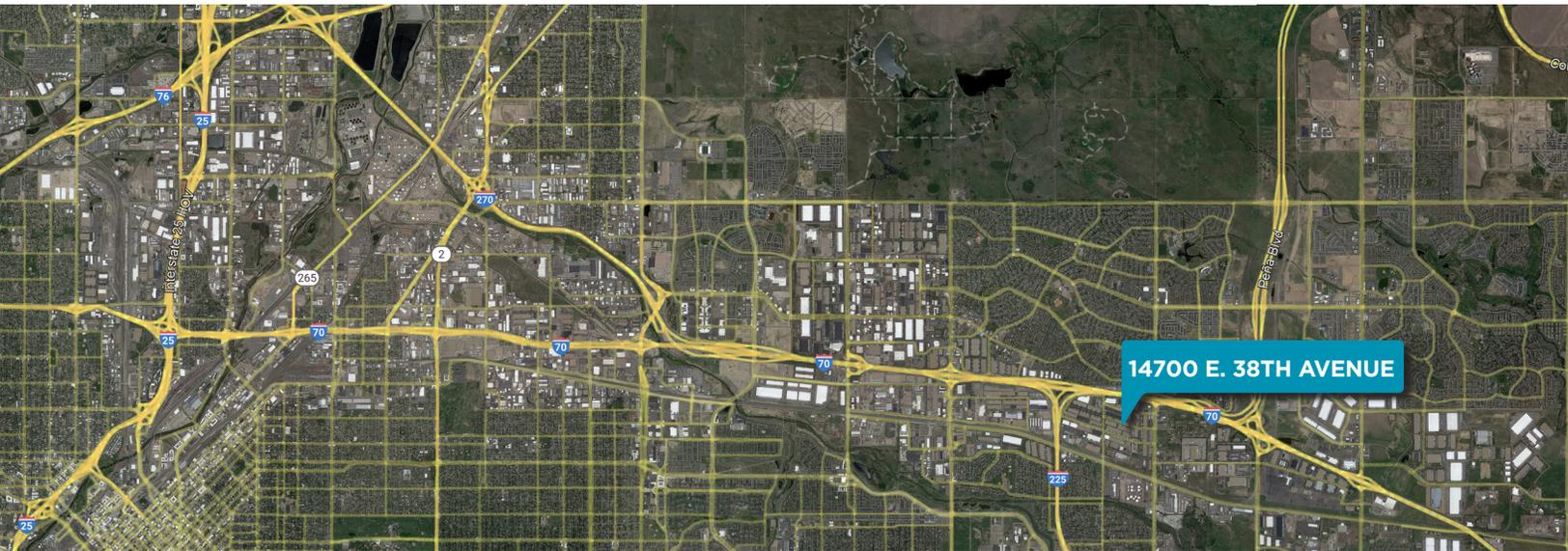
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UNION PACIFIC RAIL



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