



Warehouse Condo For Sale (Seller Financing)

Highlights

- Year Built: 2004
- Close proximity to I-25, I-76, I-270, I-225 and E-470
- Easy access to many Amenities including the Light Rail Station, numerous retail services on Peoria Street, and the shops at Northfield.
- 1,100 SF Mezzaine not included in the square footage

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12001 E. 33rd Avenue, Unit G&H
Aurora, CO 80010

Space Information

Price:	\$997,000 (Seller Financing Available!)
Unit Size:	4,350 SF (700 SF Office)
Lot Size:	2.16 Acres
Zoning:	M-2 Aurora Heavy Industrial
Clear Height:	16'
Parking:	6 Spaces (Allocated), More Possible
Power:	200 Amps, 208/120V, 3-phase (TBV)
Loading:	2 Drive-In Doors (12'x14')
Sprinklers:	Wet System
Building Type:	Industrial Warehouse/Condo
Property Taxes:	\$29,797 (2025)
Association Fee:	\$720/Month (Total)



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