



FOR SALE/LEASE

2,000 SF Office/Warehouse Condos For Sale/Lease

472 Laredo Street #F-G, Aurora, CO 80011



Heavy Power Available. Automotive & Marijuana Friendly

CONTACT:

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SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

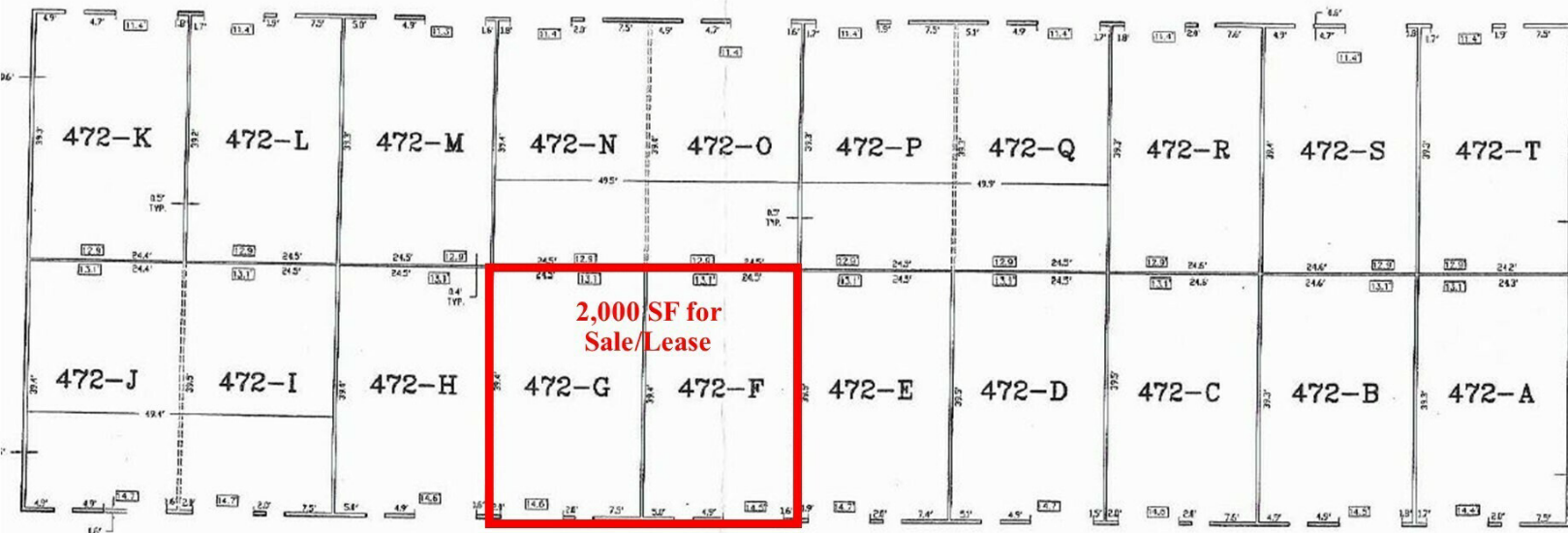
400 S. BROADWAY

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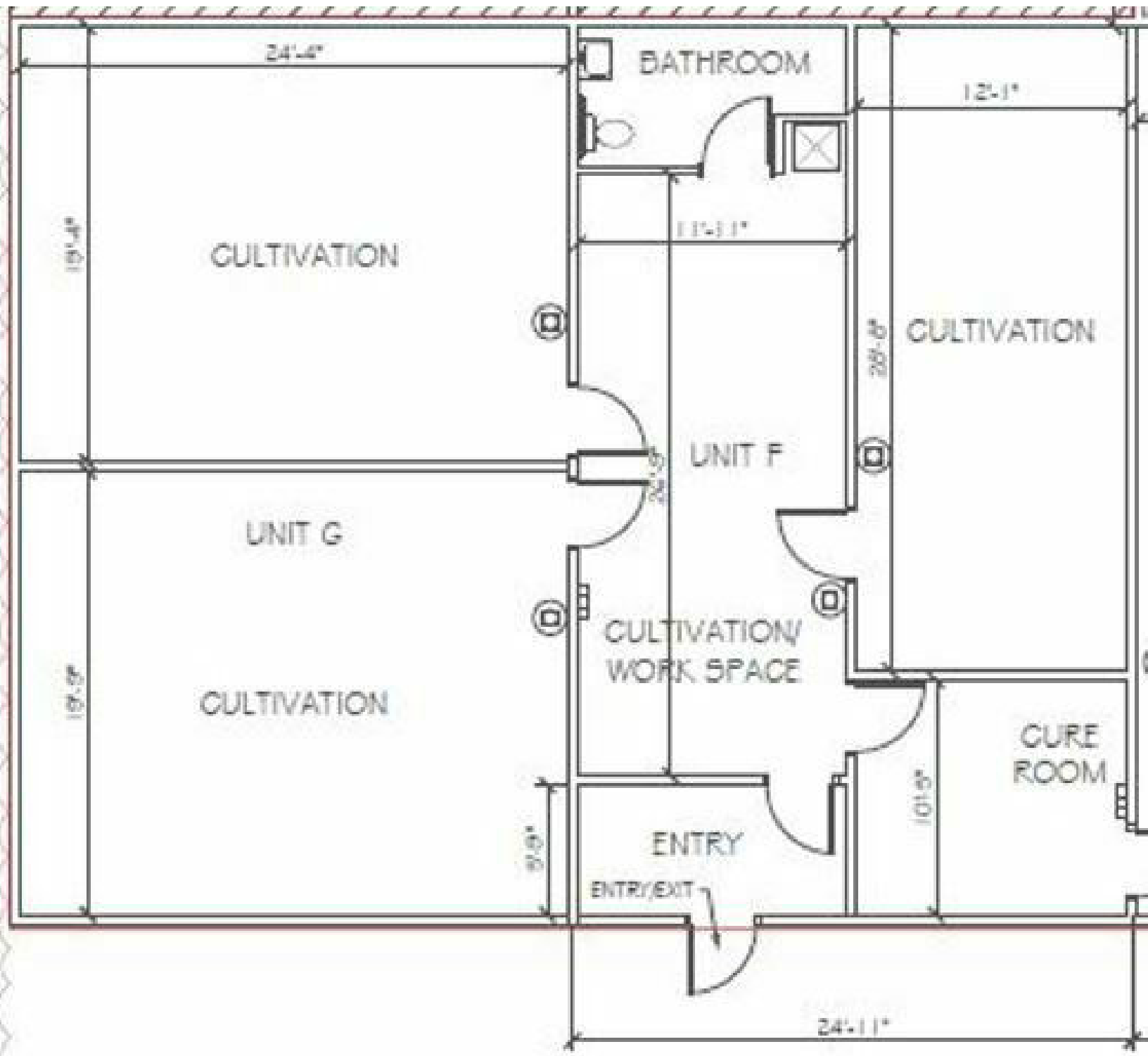
OFFERING SUMMARY

Available:	2,000 SF
Building Size:	20,000 SF
Grade Level Door:	10"x10'
Ceiling Height:	13'-14' clear
Year Built:	1985
Zoning:	I-1 Industrial

PROPERTY HIGHLIGHTS

- 2,000 SF office/warehouse condos for sale/lease
- For sale at just \$400,000
- Lease for just \$3,000/mth MG*
- Zoned I-1 industrial in the city of Aurora (Arapahoe County)
- Heavy power available
- Has a 10'x10' drive in door with 13'-14' clear height
- Association Dues are just \$471.58 per month
- Property Taxes are approximately \$8,556 per year
- Great for marijuana related uses, automotive repair or general office/warehouse uses.

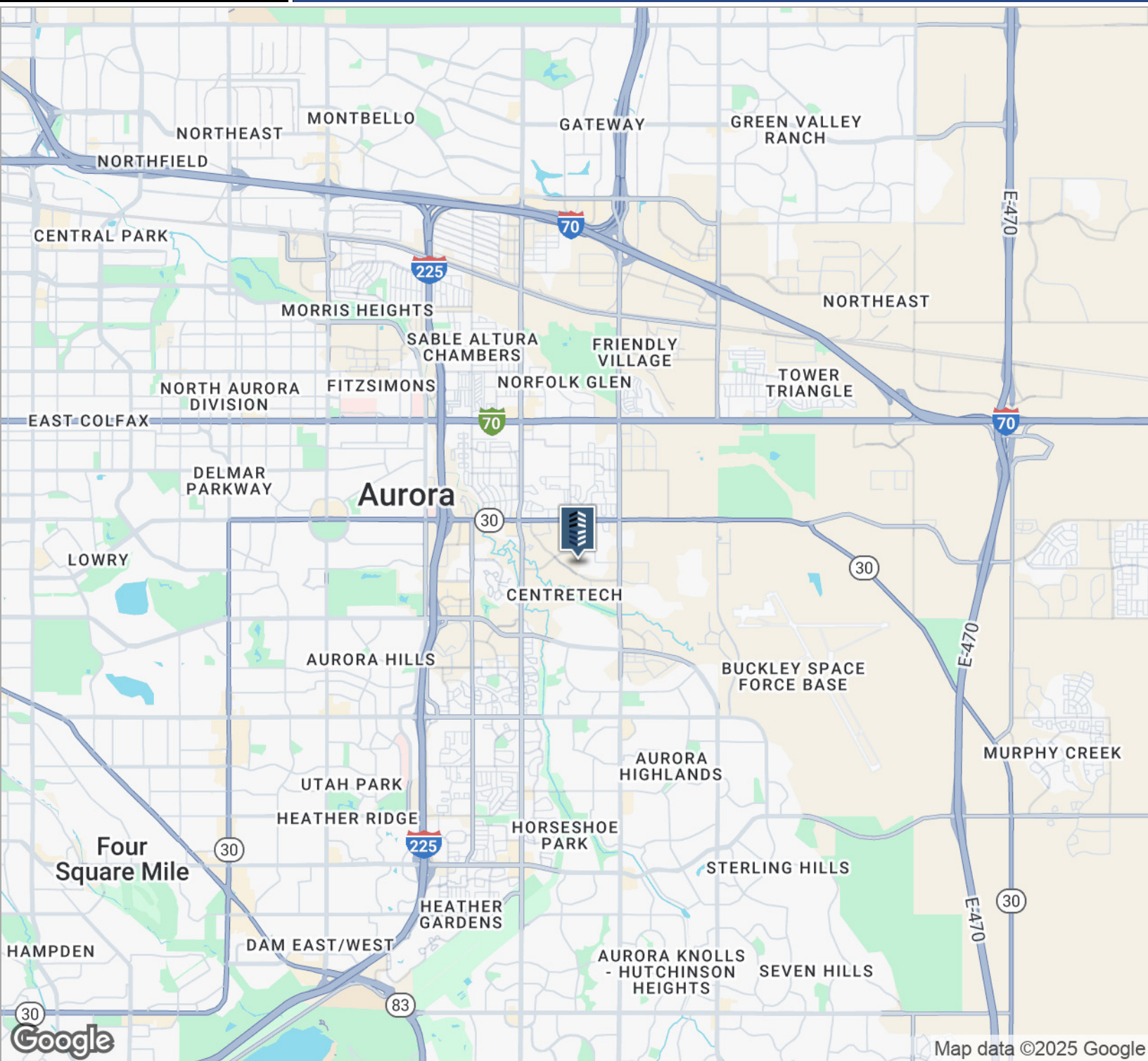
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