

# Food Production Facility

21151 e 31st Cir Aurora, CO 80011



FOR LEASE

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**BellStreet**

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## Property Description

Refrigerated storage and production space with time slotted access to hot production and preparation area.

## Highlights

- Access to cold production area
- Time slotted access to hot kitchen and prep areas
- Access to loading dock bays
- Access to Break Room
- Preferably vegetarian/gluten free food production

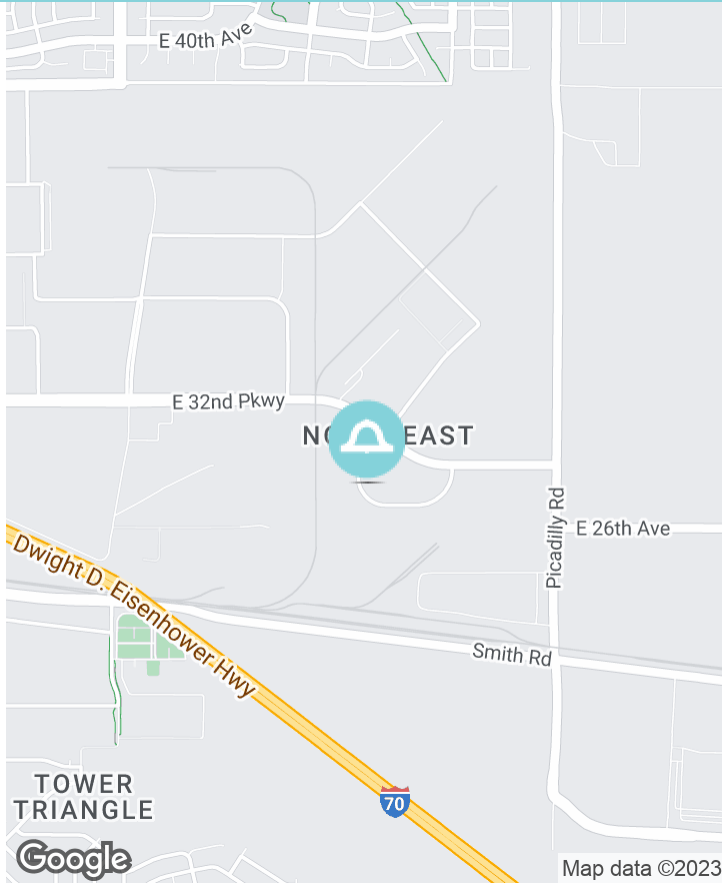
## Offering Summary

Lease Rate:	Negotiable
Available SF:	0 SF
Lot Size:	1 Acres
Building Size:	6,171 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	404	42,782	225,454
Total Population	1,421	133,251	623,483
Average HH Income	\$87,979	\$77,257	\$86,823

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Building Name	Food Production Facility
Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
APN	1821-26-0-02-008
Building Size	6,171 SF
Lot Size	1 Acres
Year Built	1986

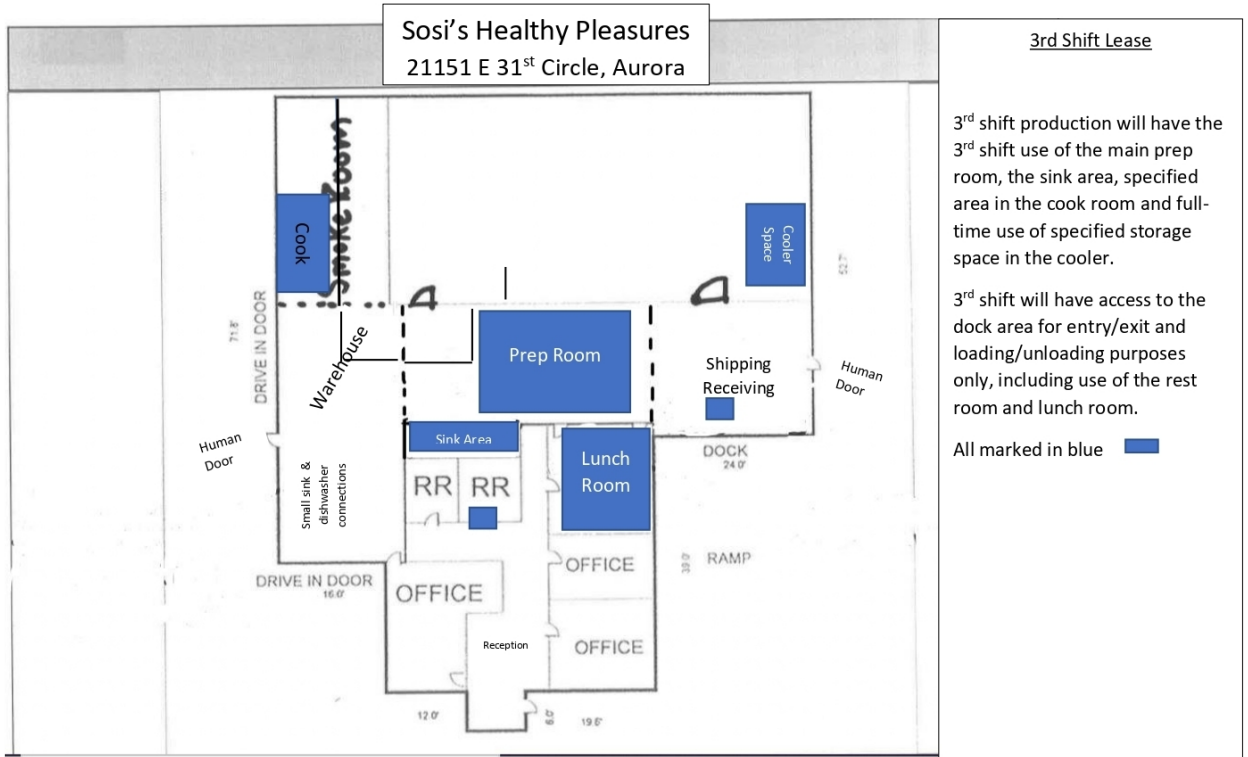
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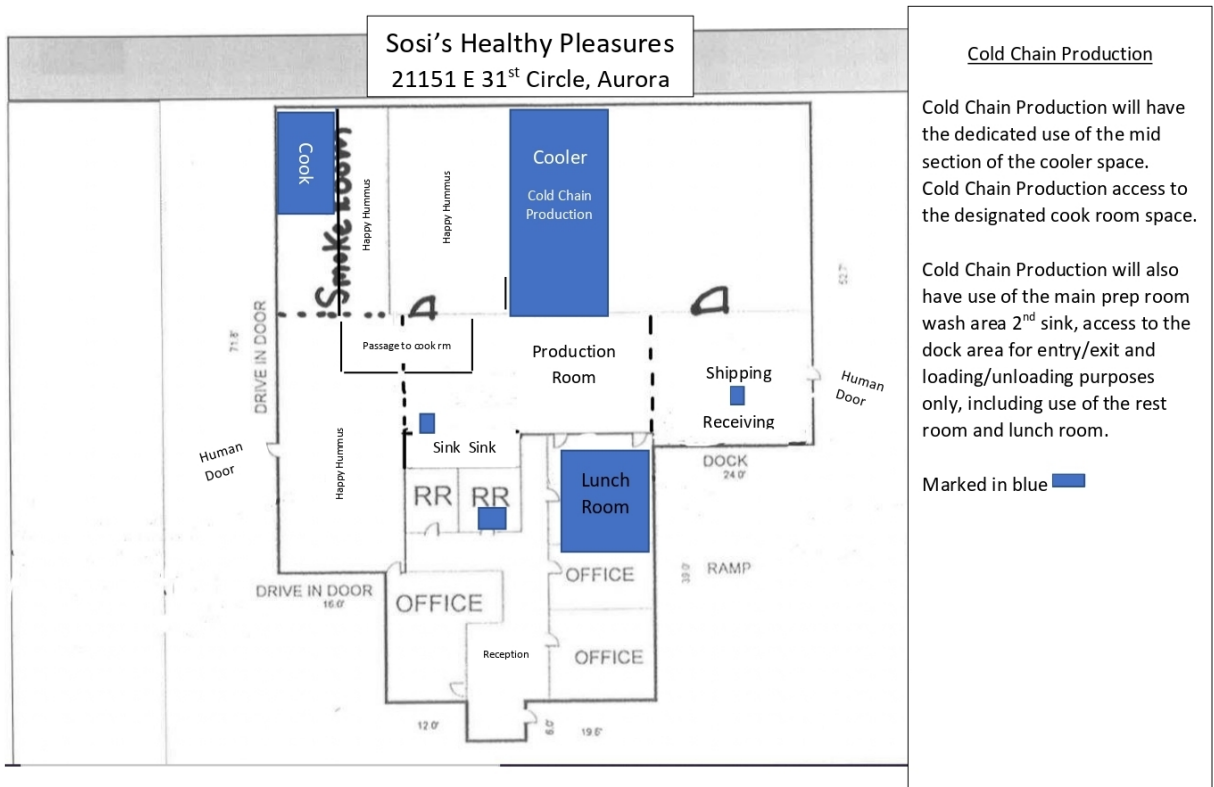


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Space available for 2nd and 3rd shift lease



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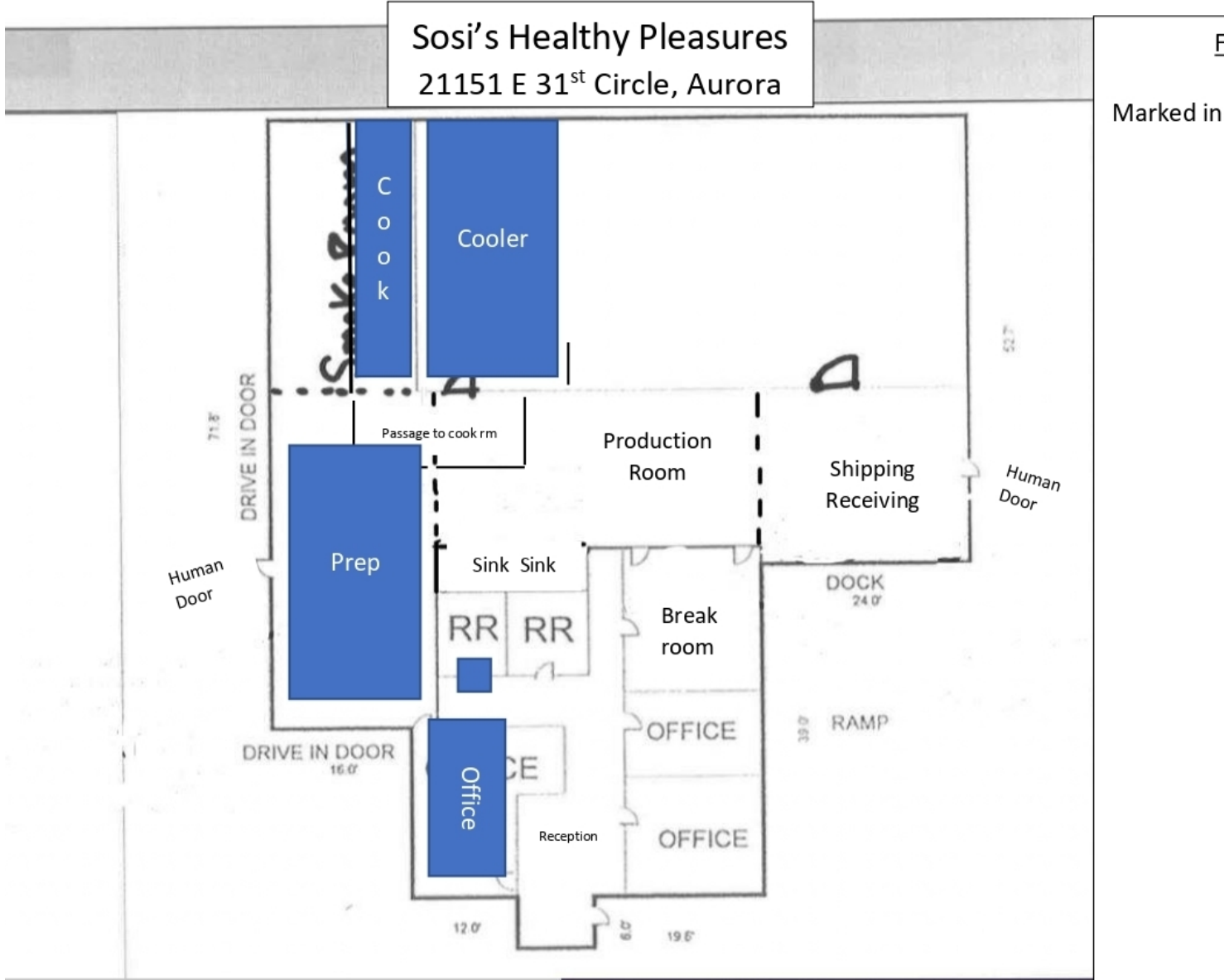
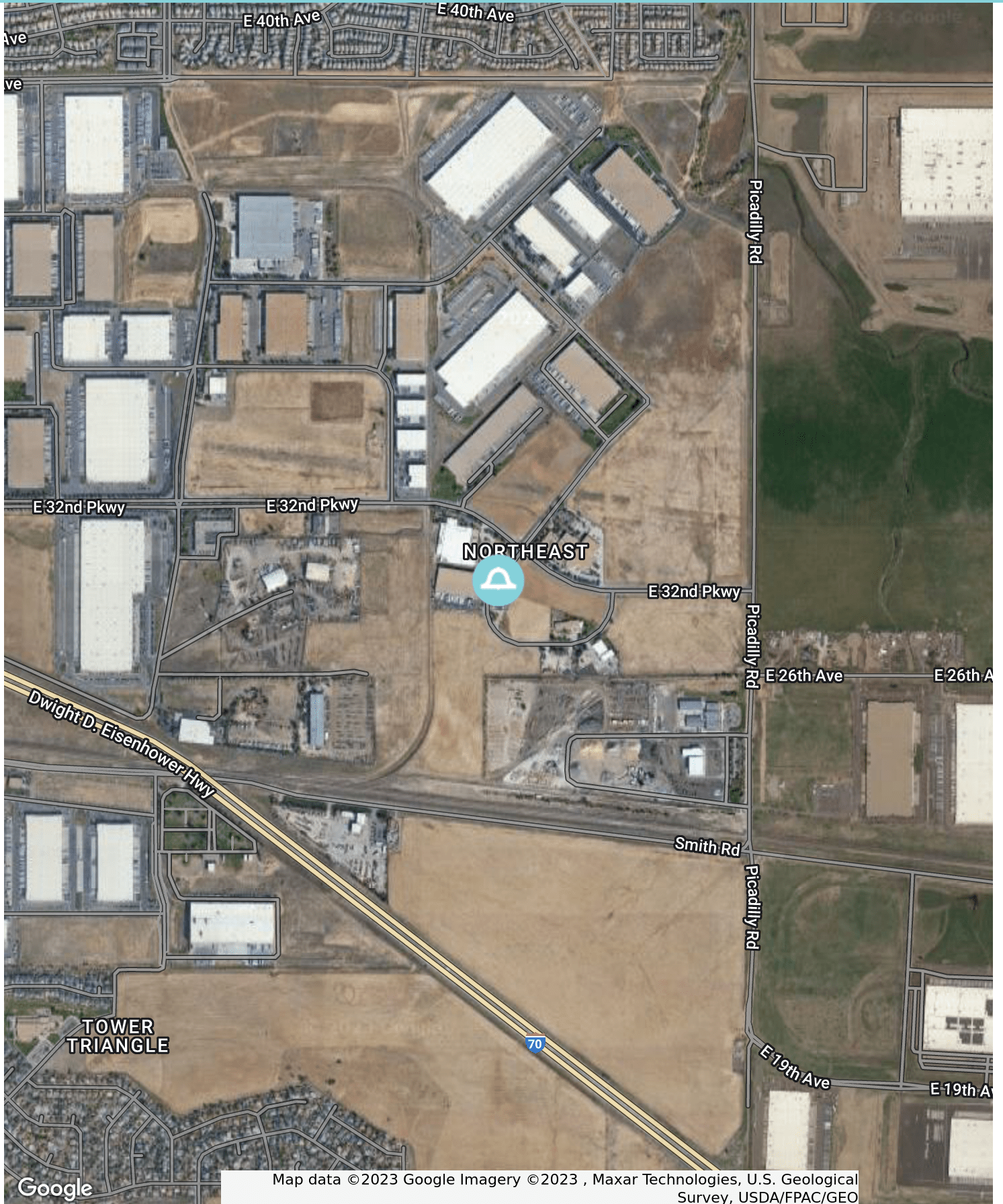


EXHIBIT A

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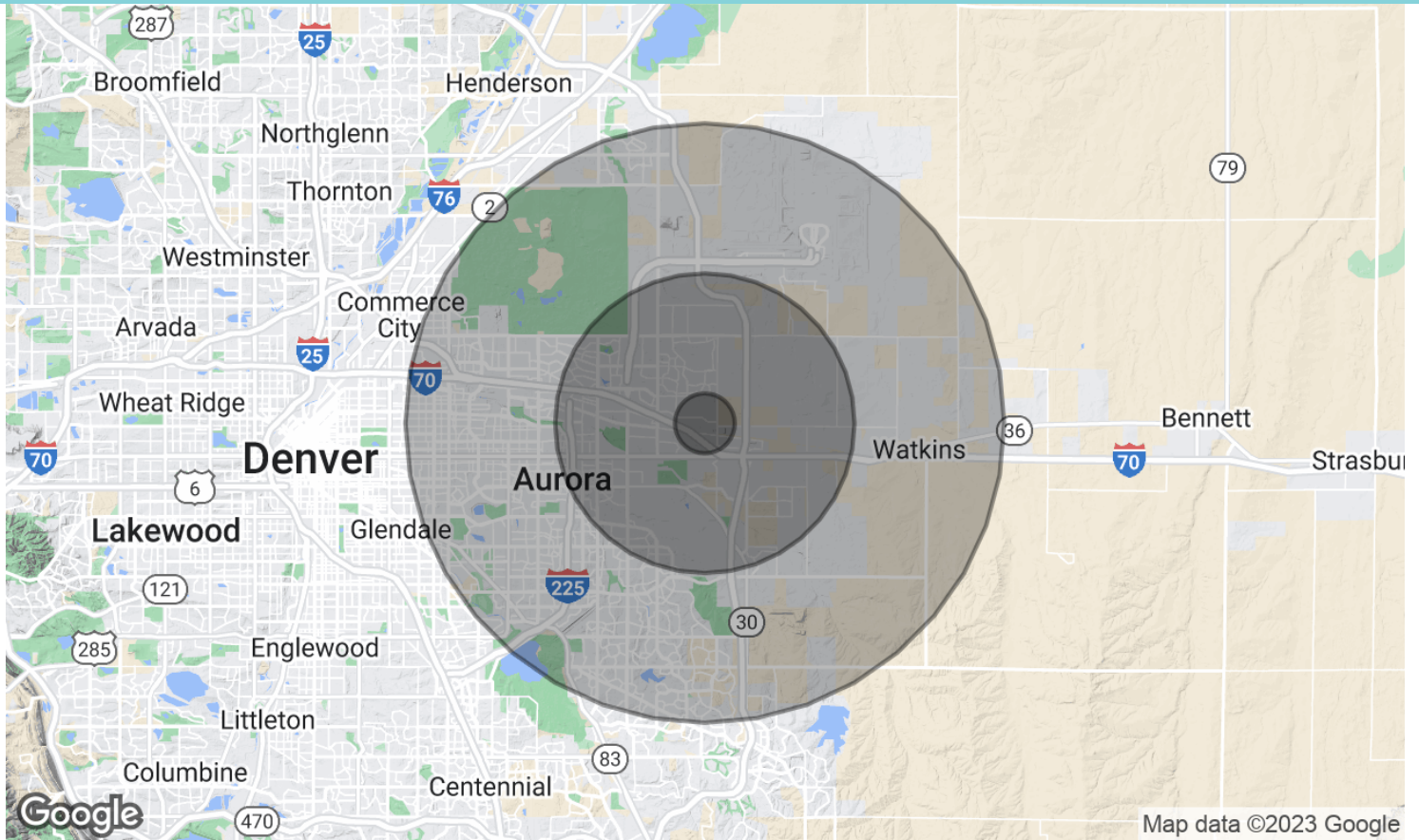


Google

Map data © 2023 Google Imagery © 2023 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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## Population

	1 Mile	5 Miles	10 Miles
Total Population	1,421	133,251	623,483
Average Age	34.6	32.9	35.4
Average Age (Male)	34.9	32.8	34.7
Average Age (Female)	38.0	33.5	36.4

## Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	404	42,782	225,454
# of Persons per HH	3.5	3.1	2.8
Average HH Income	\$87,979	\$77,257	\$86,823
Average House Value	\$293,586	\$272,938	\$315,760

\* Demographic data derived from 2020 ACS - US Census

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**Andrew Schmidt**

Associate Advisor

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Direct: **720.301.4584**

### Professional Background

Drew has over 10 years in the service industry working within customer focused roles. At one point in his career he was a professional mixologist. Drew specializes in investment sales and leasing of flex and industrial assets across the mountain west region of the US within the firm. His nontraditional experiences and his degree in psychology allows him to think of out of the box solutions for his clients. When Drew isn't working he is either hiking, biking, snowboarding, running, or climbing something.

#### **BellStreet**

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### Manuel Martin Barbera

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