



**AVAILABLE
FOR SALE /
LEASE**

**\$940,000
\$12.00/SQ
FT/NNN**



**1472 & 1470 IRONTON ST.
AURORA, CO 80010**

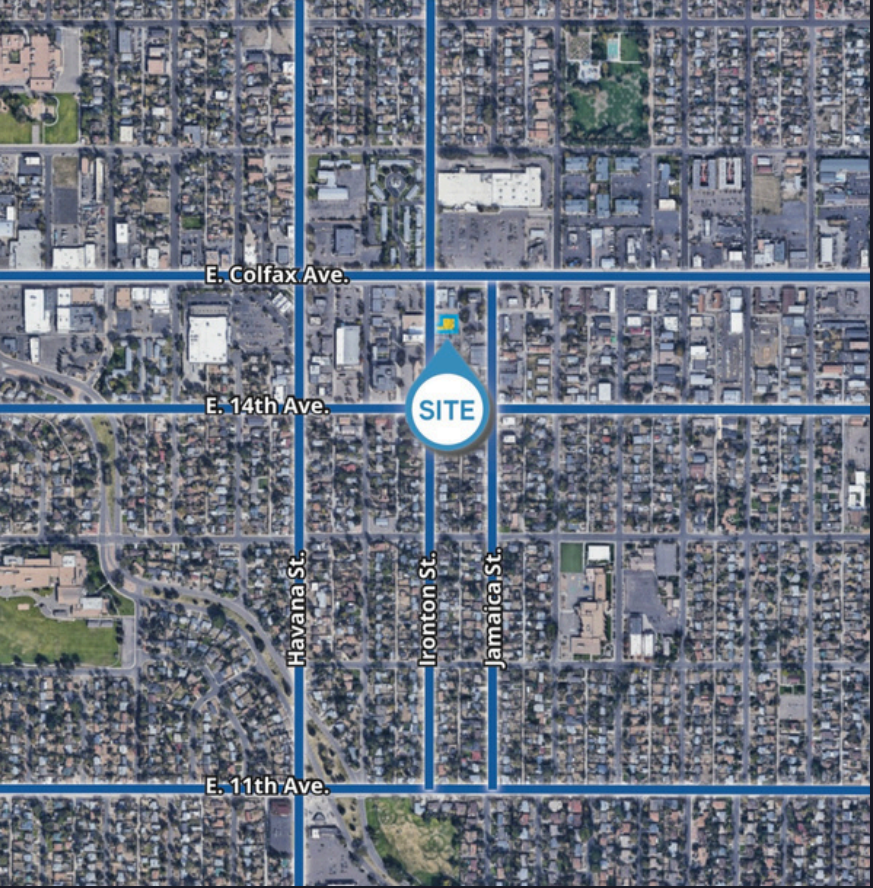
- True Triple Net Lease Building Info
 - > Previous Paint Retailer/Wholesaler
 - > Paint/Material Storage Booth comes with Building
 - > Easy Access to Colfax and I-225
 - > Rare Single Tenant Free Standing Building
 - > Walking distance to restaurants and shopping
 - Traffic Counts
 - E. Colfax Ave.: 32,338 vehicles/day
 - Source: CoStar, 2024
- Sale Price \$940,000 (\$199/SF)
 - Lease Rate: \$12.00/SF NNN
 - Available Space: 4,704 SF
 - 2024 Taxes: \$13,380.59
 - Loading: Two (2) Drive-in Doors
 - Available: Immediately
 - YOC: 1967



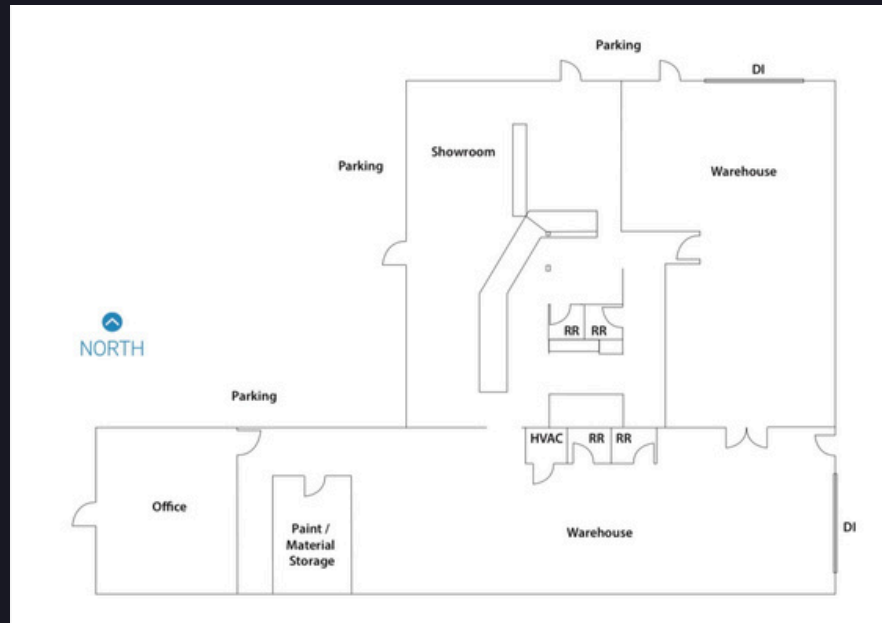
CONTACT US:
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