



FOR LEASE: 29,900 SF

# 14700 E. 38TH AVENUE

AURORA, COLORADO



## PROPERTY FEATURES

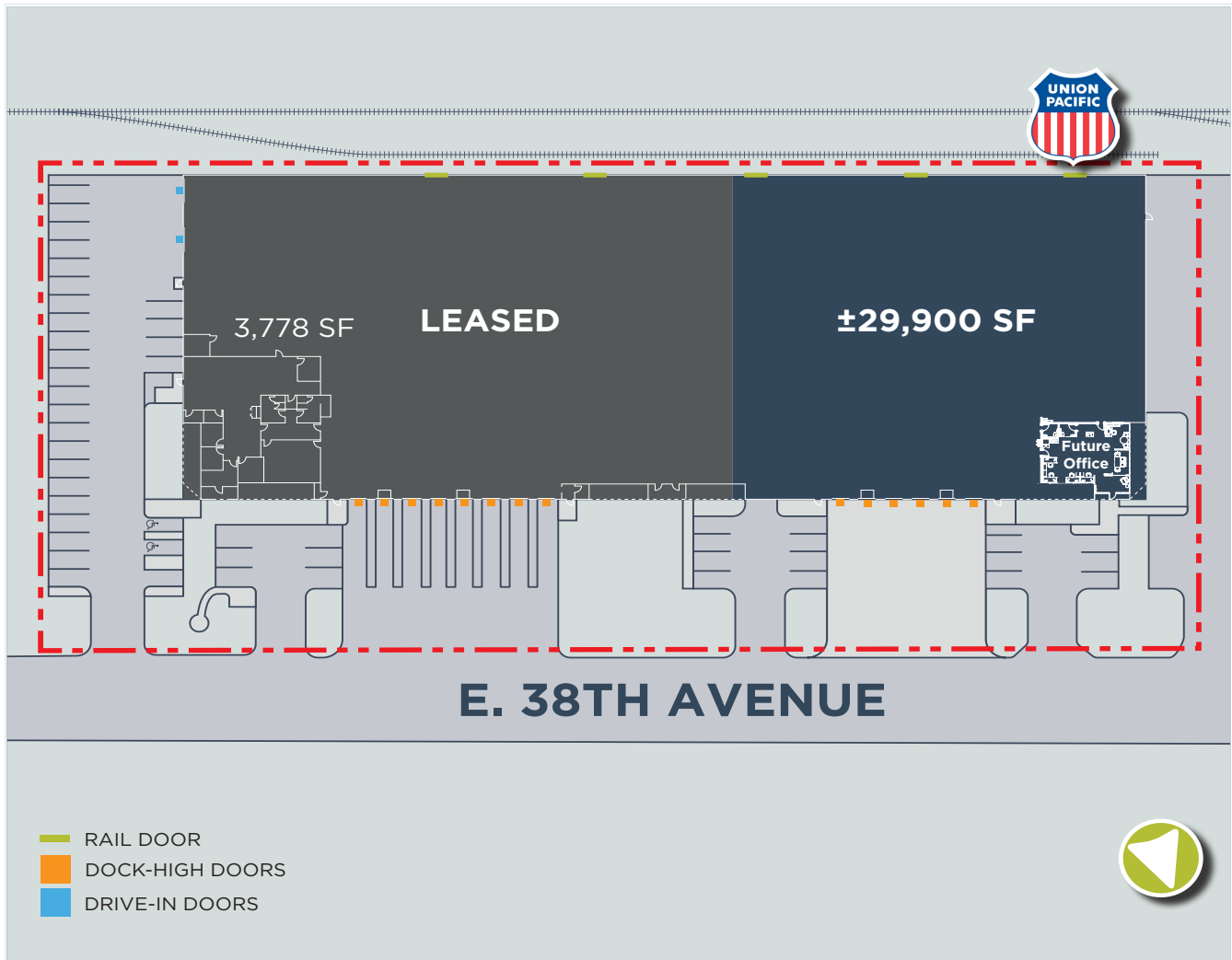
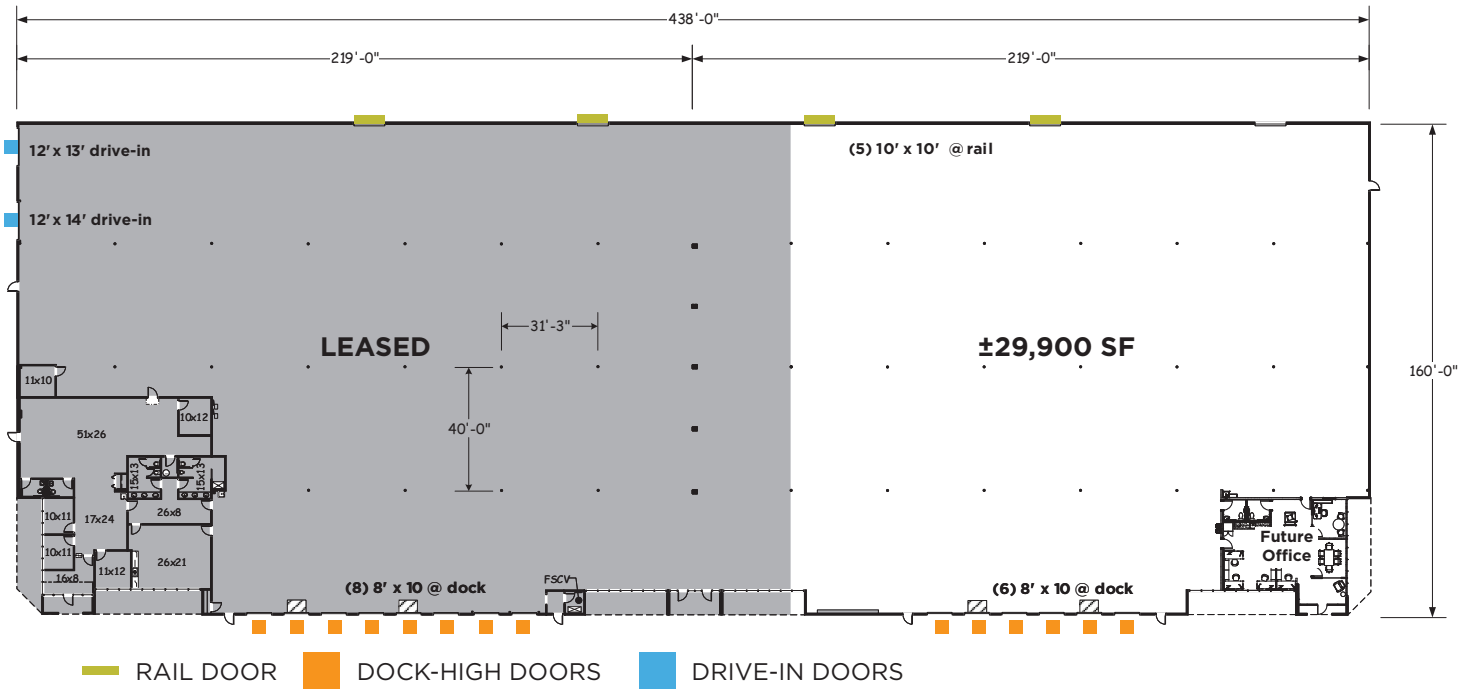
<b>Building Size</b>	±70,080 SF	<b>Zoning</b>	I-1
<b>Available SF</b>	±29,900 SF	<b>Sprinklers</b>	ESFR, K25
<b>Clear Height</b>	22'	<b>Building Depth</b>	160'
<b>Loading</b>	(6) Dock high doors (3) Rail Doors	<b>Operating Expenses</b>	\$5.08/SF (2026)

## ADDITIONAL HIGHLIGHTS

- Skylights
- Union Pacific Rail
- Pit levelers
- Secured entry
- 15 Minutes from Denver International Airport
- 20 Minutes from Downtown Denver

# FLOOR & SITE PLAN

## 14700 E. 38TH AVENUE AURORA, COLORADO

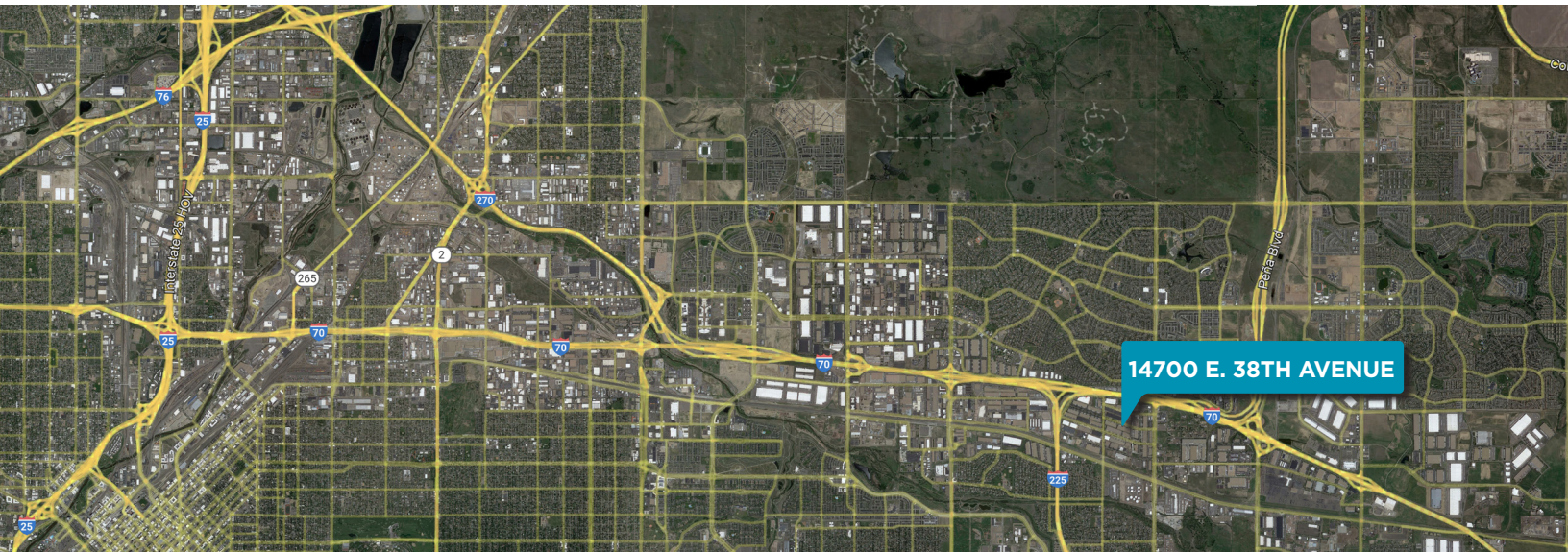


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## CONTACT

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