

FOR LEASE

16451 E 2ND AVENUE, AURORA, CO 80011



1,500 SF SHOP BUILDING WITH YARD \$22.00/SF MODIFIED GROSS

- Two 10'x12' Drive-Ins
- Small Office
- 12'-14' Clear Height
- 1/4 to 2 Acre Fenced Yard Available for Additional Rent
- 100 Amp, 115/220 Volt Single-Phase Power

Total Building Size:	1,500 SF
Office Size:	100 SF
Shop Size:	1,400 SF
Zoning:	I-1 (Aurora)
Loading:	Two 10'x12' Drive-In
Clear Height:	12'-14'



ANSCHUTZ
MEDICAL
CAMPUS

E. COLFAX AVENUE

E. 6TH AVENUE

TARGET

INTERSTATE
225

AIRPORT BOULEVARD

BUCKLEY
SPACE FORCE
BASE

INTERSTATE
70



YARD RENTAL RATES

5,400 SF \$1,050/Month | 6,400 SF \$1,225/Month | 7,500 SF \$1,400/Month | 12,500 SF \$2,190/Month |



MARK GOODMAN, SIOR

mgoodman@goodmancommre.com
W 720-440-6270



DREW GOODMAN, ACoM

dgoodman@goodmancommre.com
W 720-440-6270

