

FOR LEASE - INDUSTRIAL WAREHOUSE
**21000 E 32ND PKWY,
AURORA, CO 80011**



THRIVE™
COMMERCIAL PARTNERS



**Available:
67,150 SF**



Property Description:

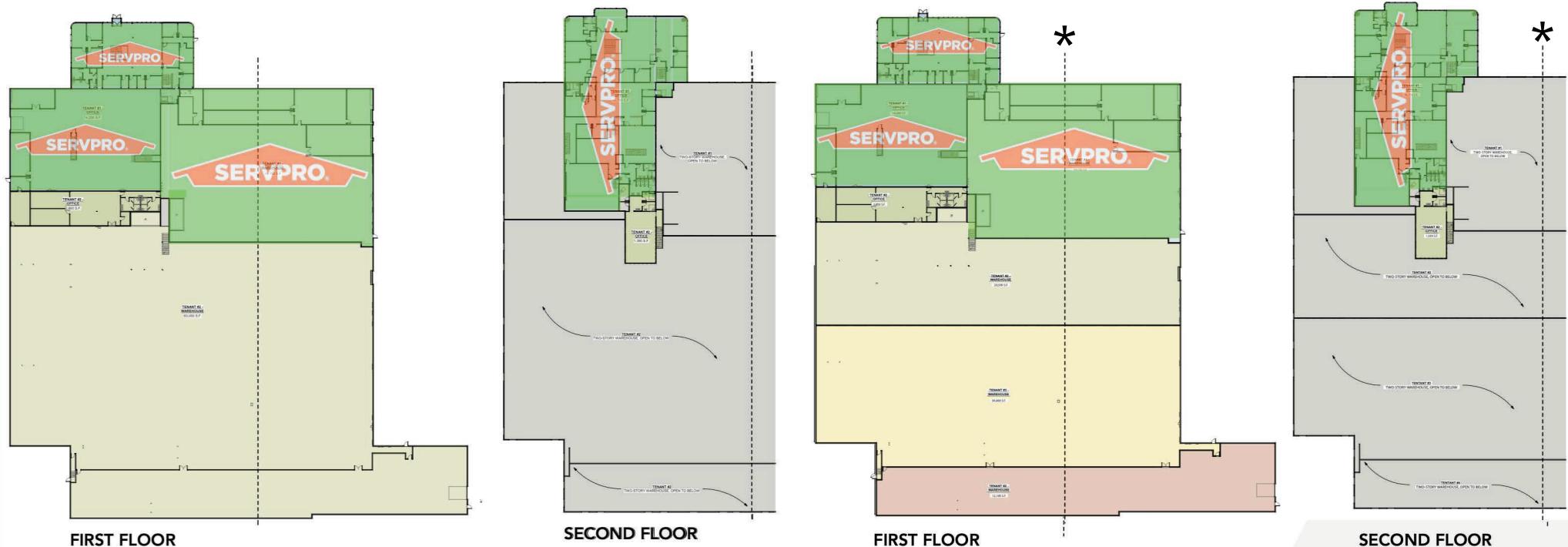
Prime manufacturing warehouse space available for lease in the prestigious Majestic Commerce Center. This property offers 67,150 SF (potential to demise) with plenty of existing amenities for users to take advantage of including, Drive-In Doors, Secured Yard Space, Significant Power, Optimal Clear Height Ceilings, Ample Parking, Fully Sprinklered, Offices, and much more. Not only is this property conveniently located with easy access to DIA, 1-70, E-470, I-225, and 1-25, but it also provides users three types of incentive zones - Enterprise, Foreign Trade (potential to avoid impact of Tariffs), and Opportunity to capitalize on helping any project's bottom line. Come see why major companies like Amazon, Anheuser Busch, FedEx, Whirlpool, Subaru, Airbus, ServPro, and more decided to plant their flag in this dynamic industrial trade area.

Property Features:

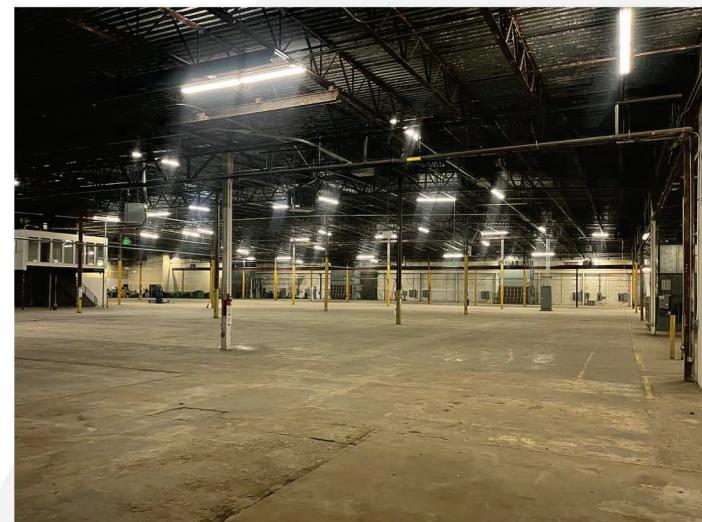
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|-------------------|---------------------------------------------------------------------------|
| Clear Height: | 18ft- 24ft |
| Power: | 8,000A/480V/3 phase |
| Loading: | 2 Drive-In Doors (ability to add additional drive in and dock high doors) |
| Parking: | 197 spaces |
| Other Utilities: | 2 inch Water Line and 4 inch Gas Line - Fully Sprinklered |
| Warehouse Office: | 1,350 to 4,150 SF (ability to add more if needed) |
| Incentive Zones: | Located in Enterprise, Foreign Trade and Opportunity Zones |
| Zoning: | I-1 (City of Aurora) |
| NNN: | Contact Broker |

Lease Rate: \$8/SF + NNN (\$4.53/SF)

SITE PLAN & PROPERTY PHOTOS



*possible demising plan



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CONTACT US

Michael Paul

+1 (719) 659-4170

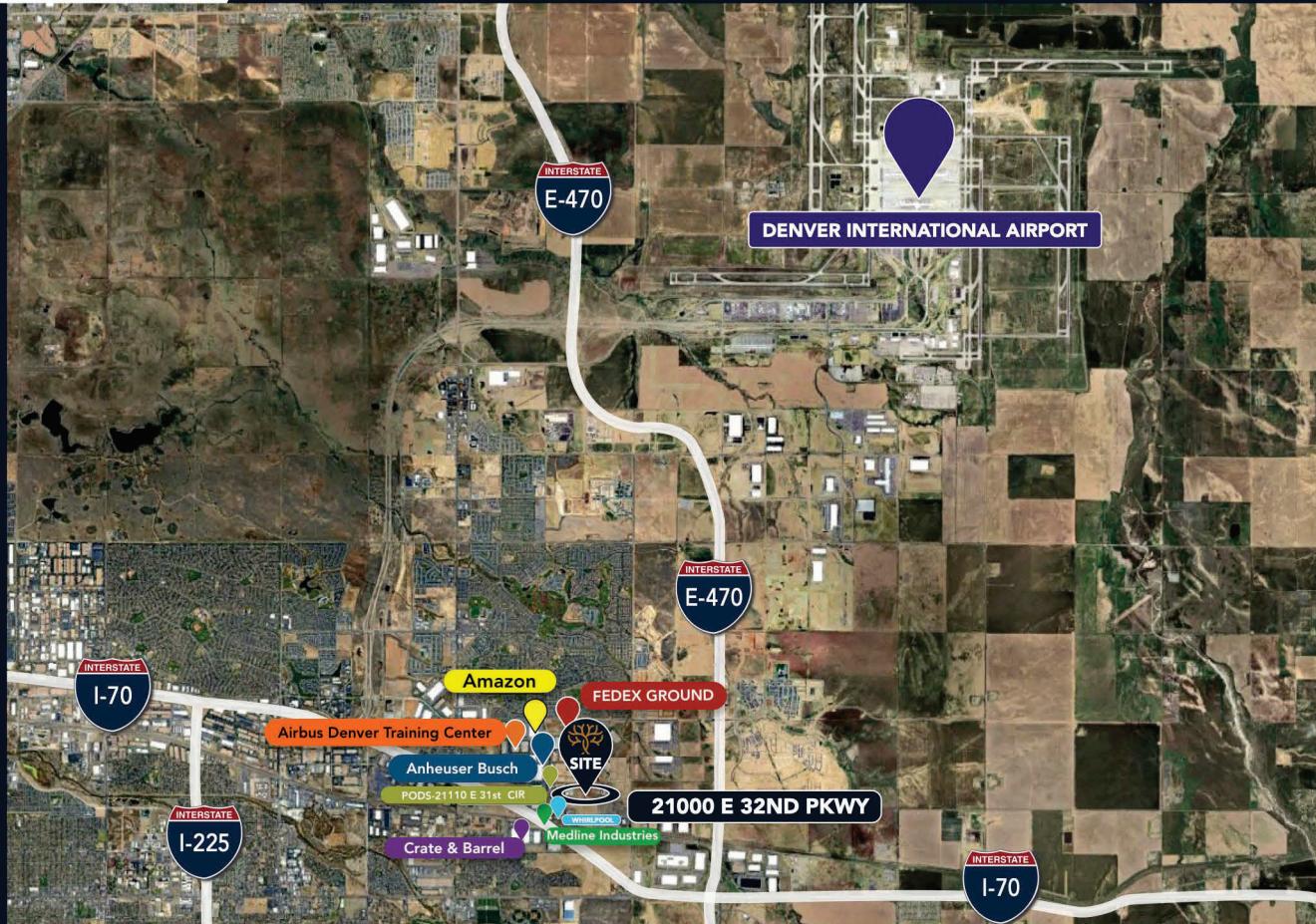
Michael@thrivecommercialpartners.com

Sam Cameron

+1 (719) 233-2317

Sam@thrivecommercialpartners.com

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/ Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.



I-70, 4 minutes

I-225, 14 minutes

E-470, 15 minutes

Denver International Airport, 16 minutes

I-25, 22 minutes