

## INDUSTRIAL FOR LEASE

# Aurora Business Center

20100 E 32<sup>nd</sup> Pkwy, Aurora, CO 80011

## BUILDING DETAILS

SUITE	120
AVAILABLE SF	7,200 SF
BASE RENT (NNN)	\$12.00
EXPENSES	\$7.66
AVAILABLE	Now
TI ALLOWANCE	Negotiable



## HIGHLIGHTS

- ▶ Corner Unit with an Abundance of Natural Light
- ▶ Multiple Entrances – Including Separate Retail Entrance for the Warehouse
- ▶ Grade Level Overhead Door
- ▶ Ample On-site Parking
- ▶ 3 Phase Electrical
- ▶ New Flooring

## DESCRIPTION

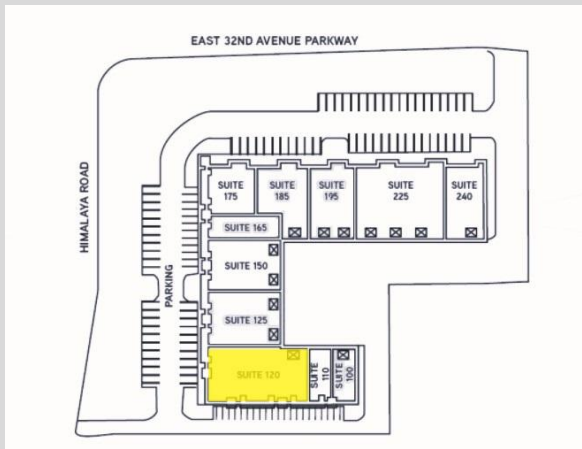
Unleash your business's full potential through this remarkable property that seamlessly integrates warehouse and office spaces. Boasting a layout that includes several private offices, reception area, and kitchenette in the front with a large open warehouse in the back. The warehouse is equipped with 208 3-phase electrical and a ten-foot drive-in door. What really sets this property apart is its location near the Denver International Airport plus ample on-site parking and signage available. It is truly a must see!

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## SITE & FLOOR PLAN



## LOCATION

