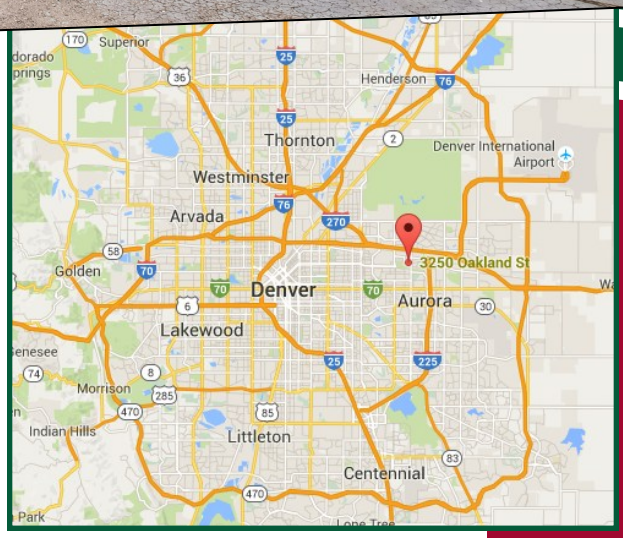
3250 Oakland Street
Aurora, Colorado

M B R C

FOR LEASE:

Unit B: ..... 6,300SF ($11.00/sf NNN*)

*NNN=$5.04; AS OF 03/17/25



PROPERTY DESCRIPTION:

Outstanding, Well-Built and Maintained Multi-Tenant Industrial Building, with Excellent Access to I-70 & I-225. Front Dock High Loading and Rear Drive-In Loading.

IMPORTANT FEATURES:

- 12' x 14' DRIVE-IN DOORS AND DOCK HIGH WITH LEVELERS
- GENEROUS PARKING AND LOADING
- 120/208 VOLT, 3-PHASE ELECTRICAL
- INDUSTRIAL ZONING (M-1)
- 18' CEILING HEIGHT
- FULLY FIRE SPRINKLER
- 3-PHASE POWER

MICHAEL BLOOM
REALTY COMPANY

BBB Member Denver/Boulder Area

THE INFORMATION HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WHICH WE DEEM RELIABLE

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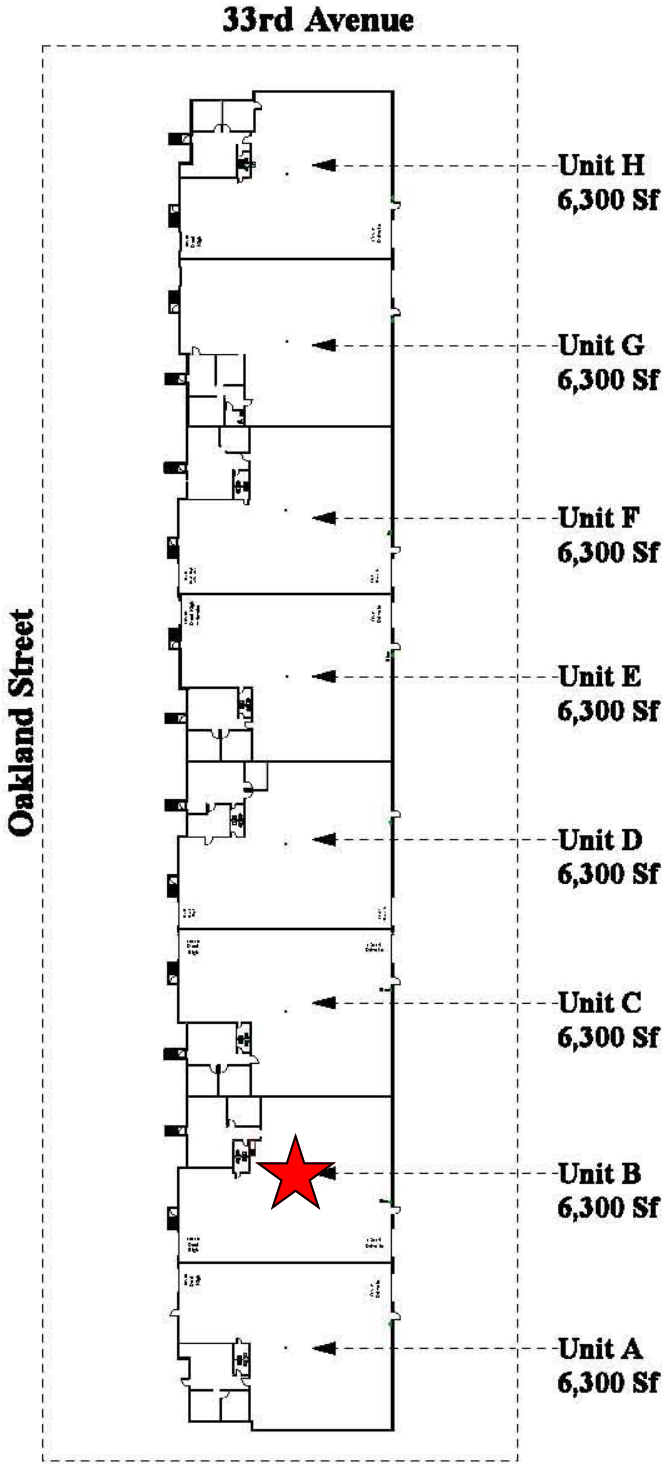
Aurora, Colorado

Available	Total SF	Office SF	Loading	Power
Unit B	6,300	600	Dock high Drive-In	Three Phase



Brokerage Disclosure

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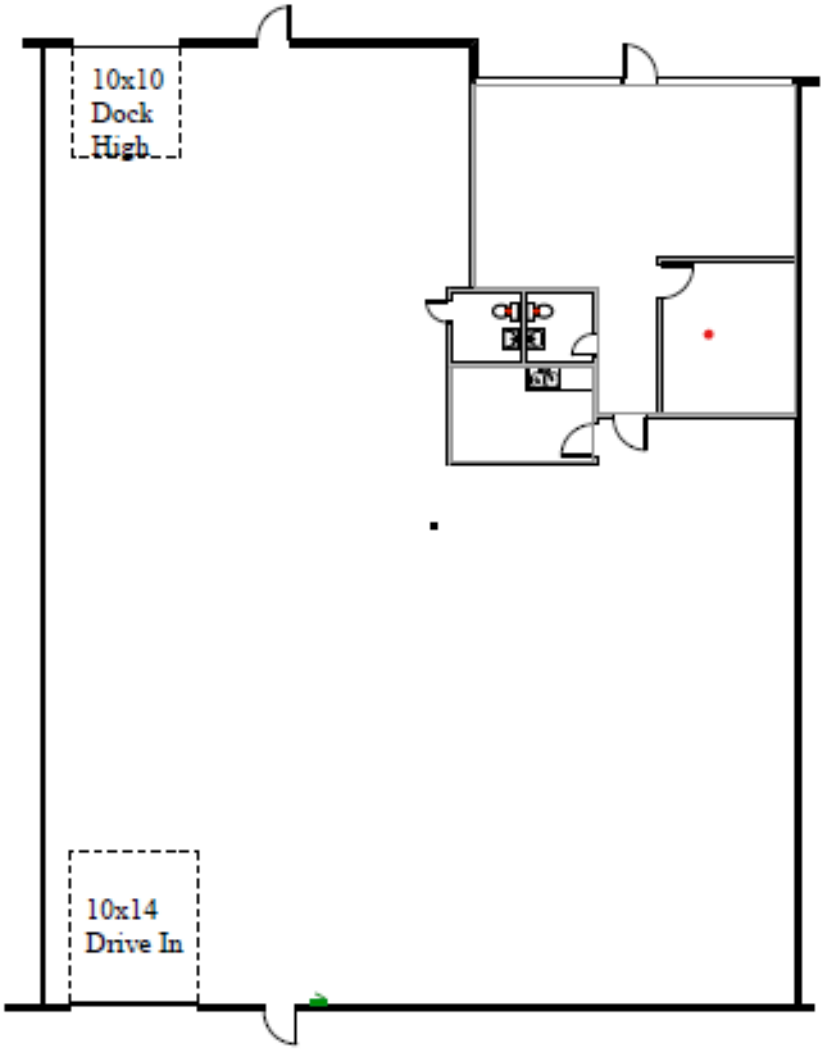
3250 Oakland Unit B



1 **Floor Plan** **6,300 sf**
Scale: 1/16" = 1'-0"

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