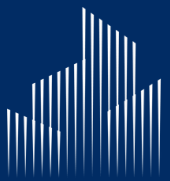


FOR LEASE

12860 E Smith Rd

Aurora, CO 80011

NEW CONSTRUCTION OFFICE/WAREHOUSE



BRD COMMERCIAL
REAL ESTATE GROUP

BRANDON PAXTON

bpaxton@brdcommercial.com
(720) 256-4144



THE OFFERING

AVAILABLE SPACE	4,750 SF
TOTAL BUILDING SIZE	9,500 SF
LEASE RATE	\$16/SF NNN
ZONING	I-1 (Aurora)
SITE SIZE	0.86 Acres
CITY/COUNTY	Aurora/Adams

Brand new 2024 construction! This recently completed freestanding office/warehouse building offers excellent access to I-70 & I-225 and sits just under a mile from Peoria light rail station.

HIGHLIGHTS

- 24' Clear Height
- Fully Fenced Storage and Loading Area with Electric Gate
- (2) 10x12 Grade-Level Doors
- Easy Access to I-70 and I-225



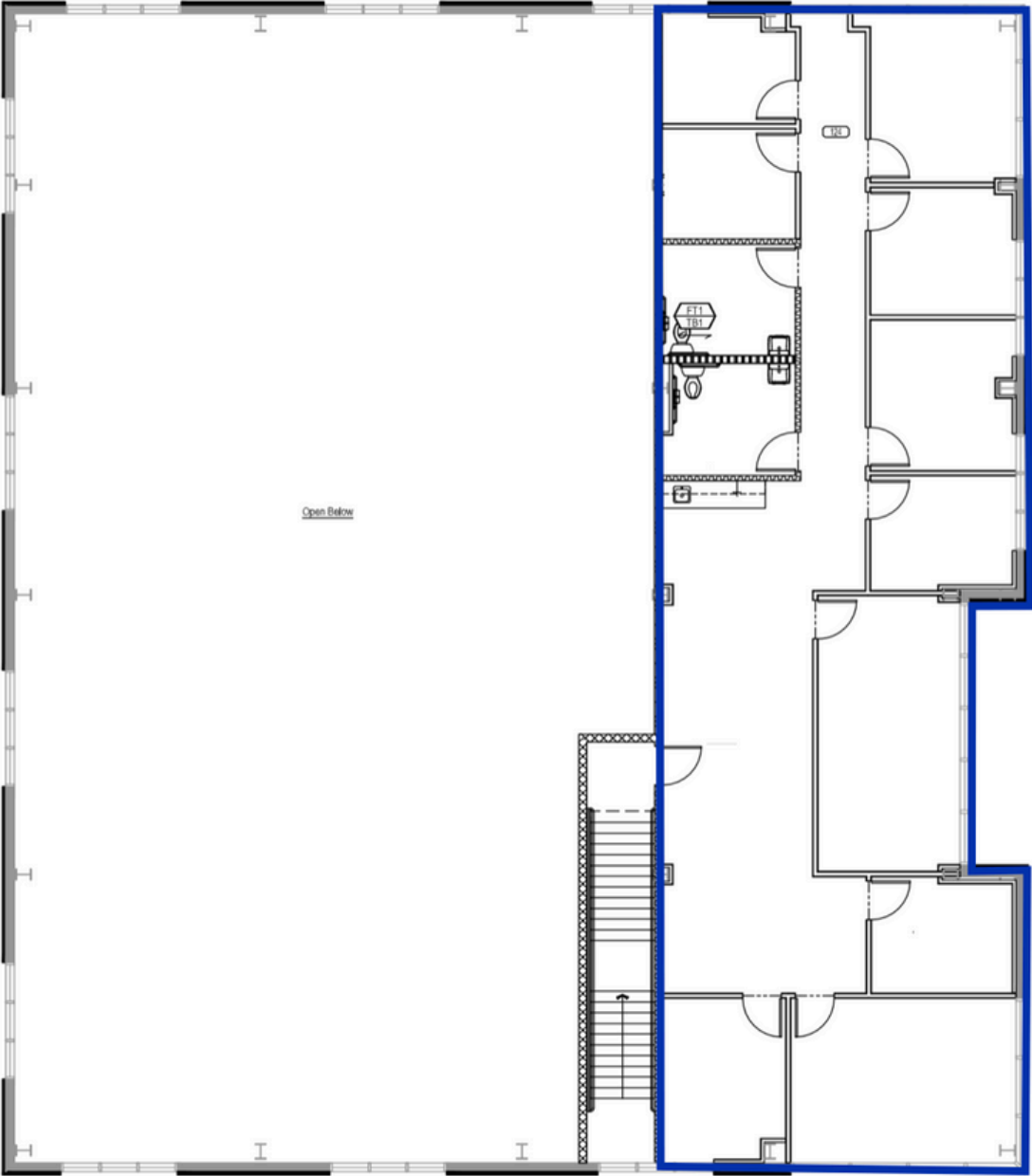
PROPERTY PHOTOS

12860 E Smith Rd | Aurora, CO



FLOOR PLAN

12860 E Smith Rd | Aurora, CO



2nd Floor
Office Plan



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