

Airport Blvd Business Center

231-261 Airport Blvd, Aurora, CO 80011

FOR LEASE: Industrial

LEASE RATE \$12.00 / SF NNN

AVAILABLE: 1,500 - 3,000 SF

AIRPORT BLVD BUSINESS CENTER



DEMOGRAPHICS

	1 Mile	3 Miles
POPULATION	8,004	110,758
HOUSEHOLDS	3,077	40,097
INCOME	\$57,797	\$61,226
TRAFFIC COUNT	Airport Blvd	40,900



PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,500 - 3,000 SF
- NNN Expenses (2025) = \$7.08 psf
- Ample Parking
- Rear Drive-In Door (10' x 10')
- 220 V power available
- 12' Ceilings
- Monument Signage Available

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J&B BUILDING COMPANY

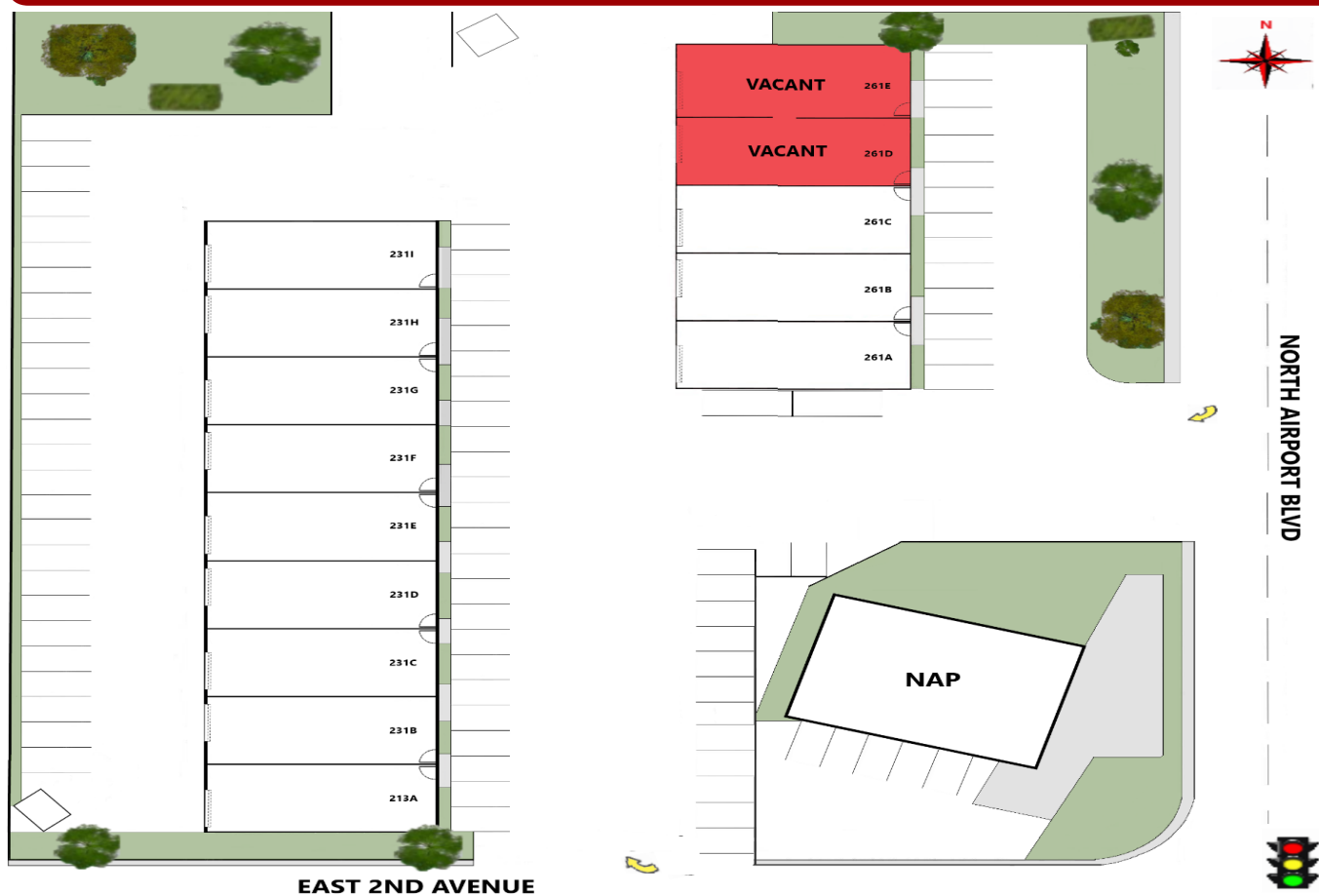
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AIRPORT BLVD AREA MAP & SITE PLAN



PRICING

Unit 261 E	1,500 SF	\$12.00/SF + NNN's	\$2,385.00 (including NNN's)
Unit 261 D	1,500 SF	\$12.00/SF + NNN's	\$2,385.00 (including NNN's)

