

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

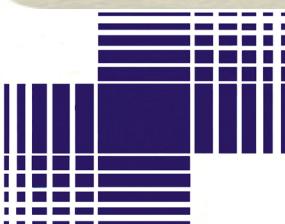
| | 1 Mile | 3 Miles |
|---------------|--------------|----------|
| POPULATION | 8,004 | 110,758 |
| HOUSEHOLDS | 3,077 | 40,097 |
| INCOME | \$57,797 | \$61,226 |
| TRAFFIC COUNT | Airport Blvd | 40,900 |



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

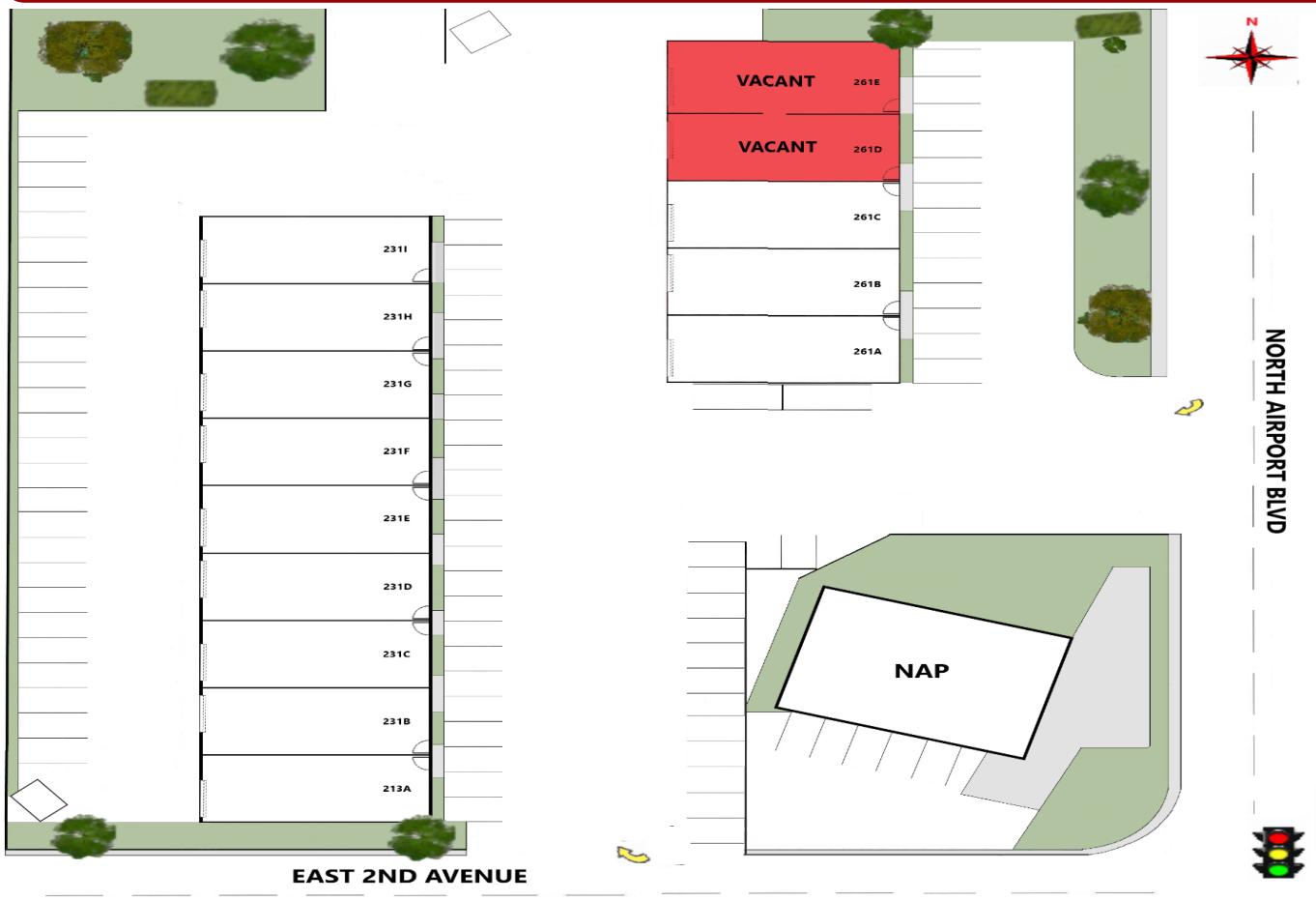
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AIRPORT BLVD AREA MAP & SITE PLAN



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) |

