

11983

E 14TH AVE

AURORA, CO 80010

\$2,200/MONTH (FULL SERVICE)

LEASE RATE



POTENTIAL SALE OPPORTUNITY!
INDUSTRIAL WITH YARD



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PROPERTY HIGHLIGHTS

Address	11983 E 14th Avenue Aurora, CO 80010
Building Size	954 SF
Lot Size	4,830 SF (0.11 AC)
Lease Rate	\$2,200/ month (Full Service)
Zoning	MU-FB (Mixed-Use Fitzsimons Boundary)

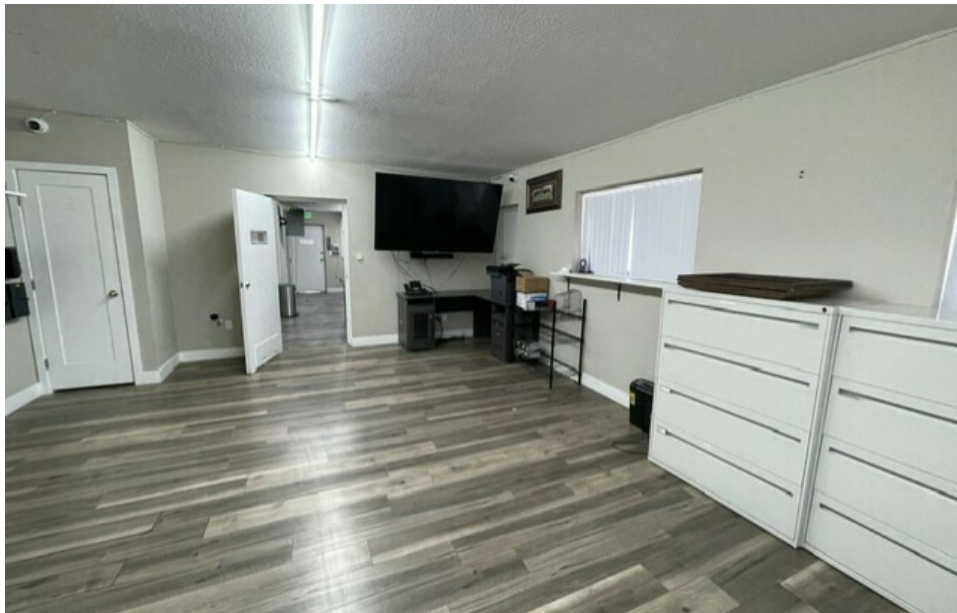
PROPERTY DESCRIPTION

The Denver Infill Specialists of Unique Properties, Inc. are pleased to present 11983 E 14th Avenue, Aurora, CO 80010 for lease. This 954 SF freestanding building sits on a 4,830 SF lot with 3,876 SF of secured yard space, offering rare flexibility for a variety of users. The property benefits from quick access to I-225, Colfax Avenue, and Havana Street, connecting to major arterials throughout the metro. Located just minutes from the Anschutz Medical Campus, the site is surrounded by a dense residential population, established retail, and essential services. With secure yard storage, a versatile standalone building, and a central Aurora location, 11983 E 14th Ave presents a rare opportunity in a rapidly growing corridor.

- Across the street from Fitzsimons Innovation Community / Anschutz Medical Campus
- Quick access to highway – 8-minute drive to I-225
- Active Redevelopment Area – Fitzsimons Gateway, Fellow at Fitzsimons, The Broadleaf, & Legacy at Fitzsimons



ADDITIONAL PHOTOS



SITE OUTLINE



LOCATION MAP





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