

Gateway Plaza

3390 PEORIA STREET, UNIT 307, AURORA, CO

**LEASING INCENTIVES
AVAILABLE**



INDUSTRIAL/FLEX SPACE > FOR LEASE

ACCESS VIA
I-70 & PEORIA ST.

LOCATED WITHIN WALKING
DISTANCE OF **LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

PEORIA STREET
FRONTAGE

> Project Size:	123,827 SF
> Available:	Immediately
> Unit Size:	1,962 SF
> Office Size:	610 SF
> Rate:	\$9.50/SF NNN
> Est. 2025 Op Ex	\$6.30/SF
> Parking:	1.89:1,000 SF
> Loading:	One (1) Dock High
> Ceiling Height:	14'-16'
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

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Real Estate Advisors



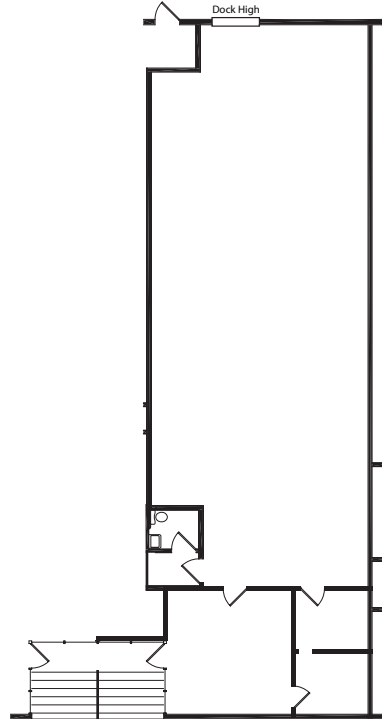
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UNIT 307 | 1,962 SF



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