

Accountability · Integrity · Family · Teamwork · Fun

INDUSTRIAL FOR LEASE

Aurora Business Center

20100 E 32nd Pkwy, Aurora, CO 80011

BUILDING DETAILS

SUITE 120

AVAILABLE SF 7,200 SF

BASE RENT (NNN) \$12.00

ESTIMATED EXPENSES \$7.66 PSF

AVAILABLE Now

BUILDING SF 51,522 SF

TI ALLOWANCE Negotiable





HIGHLIGHTS

- Corner unit with an abundance of natural light
- Multiple entrances
- Grade level overhead door
- Ample on-site parking
- 3 Phase Electrical



Real Estate Leasing & Sales

Laura Frenkel

Senior Commercial Broker Ifrenkel@resoluteinv.com (303) 345-0347

DESCRIPTION

Unleash your business's full potential through this remarkable property that seamlessly integrates warehouse and office spaces. Boasting a layout that includes seven private offices, conference room, kitchenette, and two restrooms, this space is designed to enhance productivity and comfort. The warehouse is equipped with 208 3-phase electrical, central heating, and a ten-foot drive-in door. What sets this property apart is its location on the building's corner, flooding most offices and even the warehouse with an abundance of natural light. Ample on-site parking and a location near DIA further elevate the appeal of this space. It is a must see!



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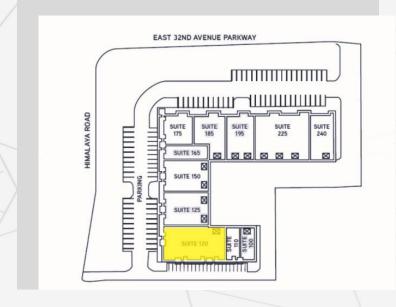
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FLOOR PLAN



SITE PLAN









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