

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



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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FLOOR PLAN



SITE PLAN

