

Industrial warehouse for sublease

Clarion Gateway | Building 24
3700 N Salida St
Aurora, CO 80011



Industrial sublease opportunity

- Modern Class A industrial facility in one of Denver's high-growth submarket
- Lowest lease rate in the DIA/Pena Blvd submarket
- Single-story industrial building, ideal use for logistics, distribution, and storage operations
- Positioned within a thriving industrial corridor, providing business advantage and operational efficiency

Sublease term	Thur Oct 31, 2027
Total square footage	43,883 sf (divisible)
Lease rate	\$8.00/sf
NNN	\$6.55/sf
Clear height	28' - 32'
Sprinklers	ESFR
Lighting	LED
Parking	1.63/1,000 sf
Zoning	M-2
City/County	Aurora/Adams

Get more information

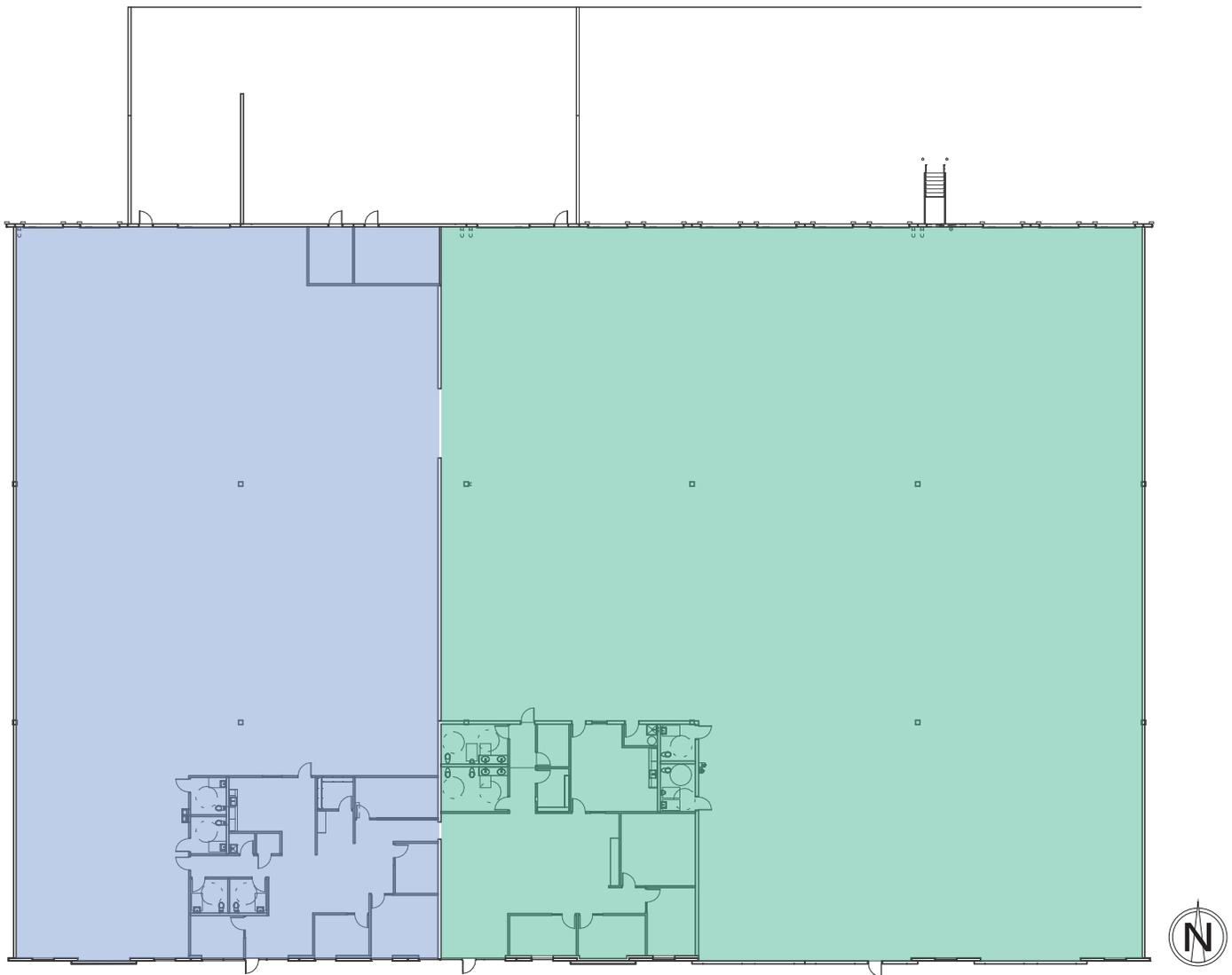
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dawn.mccombs@avisonyoung.com

Ryan Almaleh
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Unit 30/20

43,883 sf

Lease rate: \$8.00/sf when both spaces are leased together



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Unit 30 17,363 sf

Available: May 1, 2026

Lease rate: \$9.00/sf

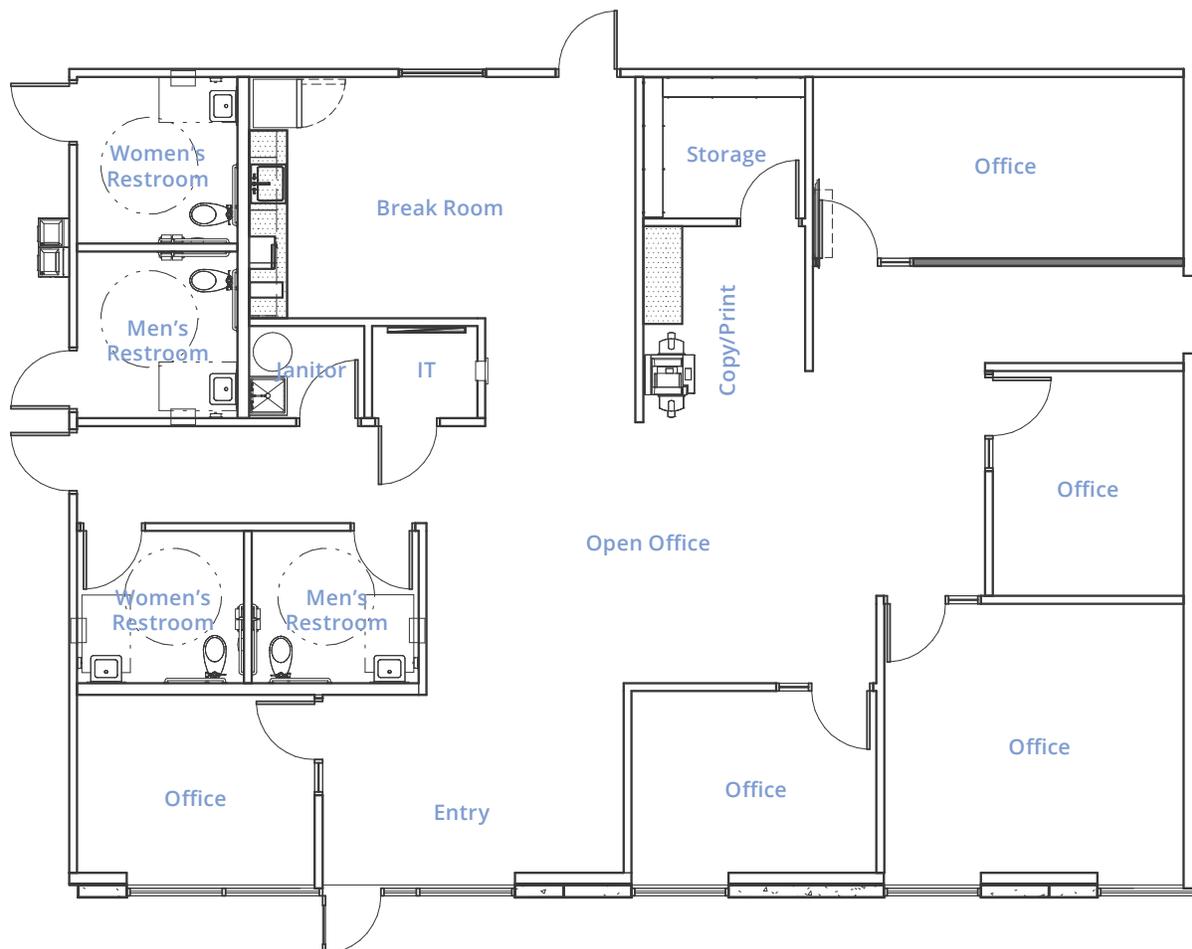
Office configuration:

- (5) private offices
- Break room
- Open area

Loading:

- (1) 10'x14' ramped door
- (2) 8'x10' dock-hi doors

Power: 400 amps/480v/3p



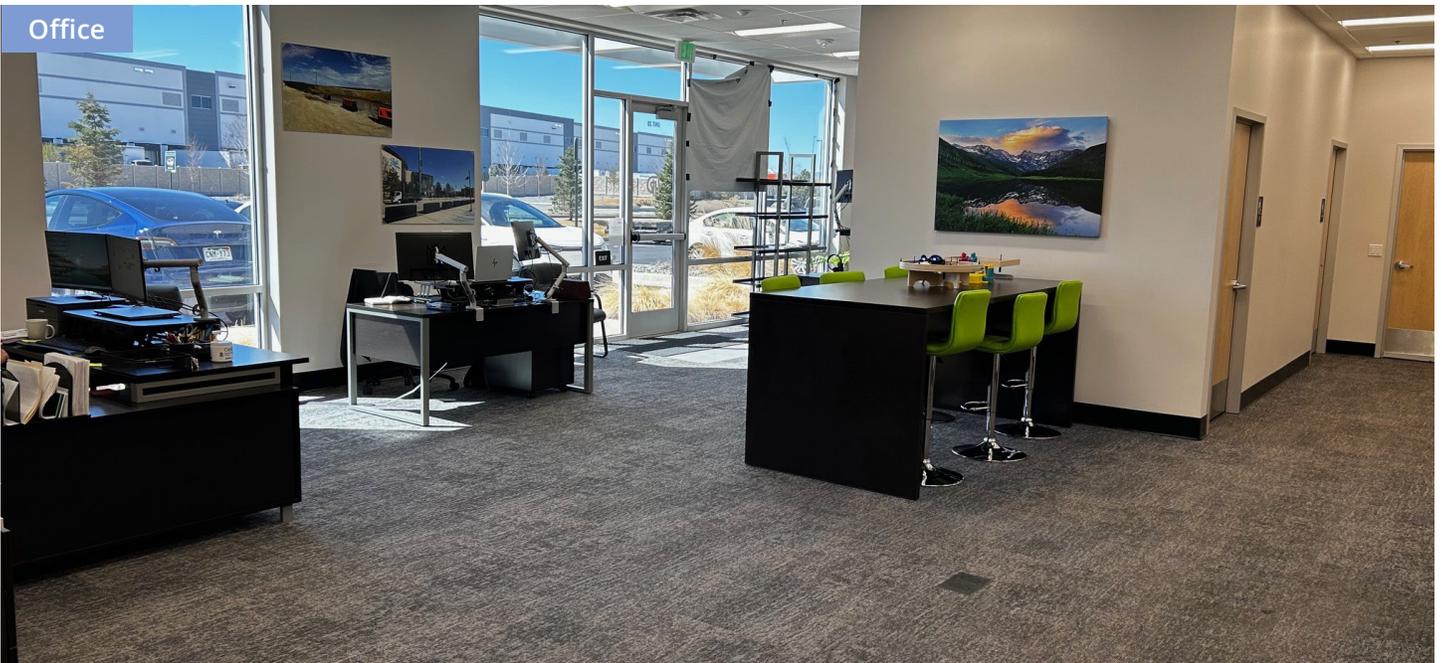
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Unit 20 26,520 sf

Available: July 1, 2026

Lease rate: \$8.50/sf

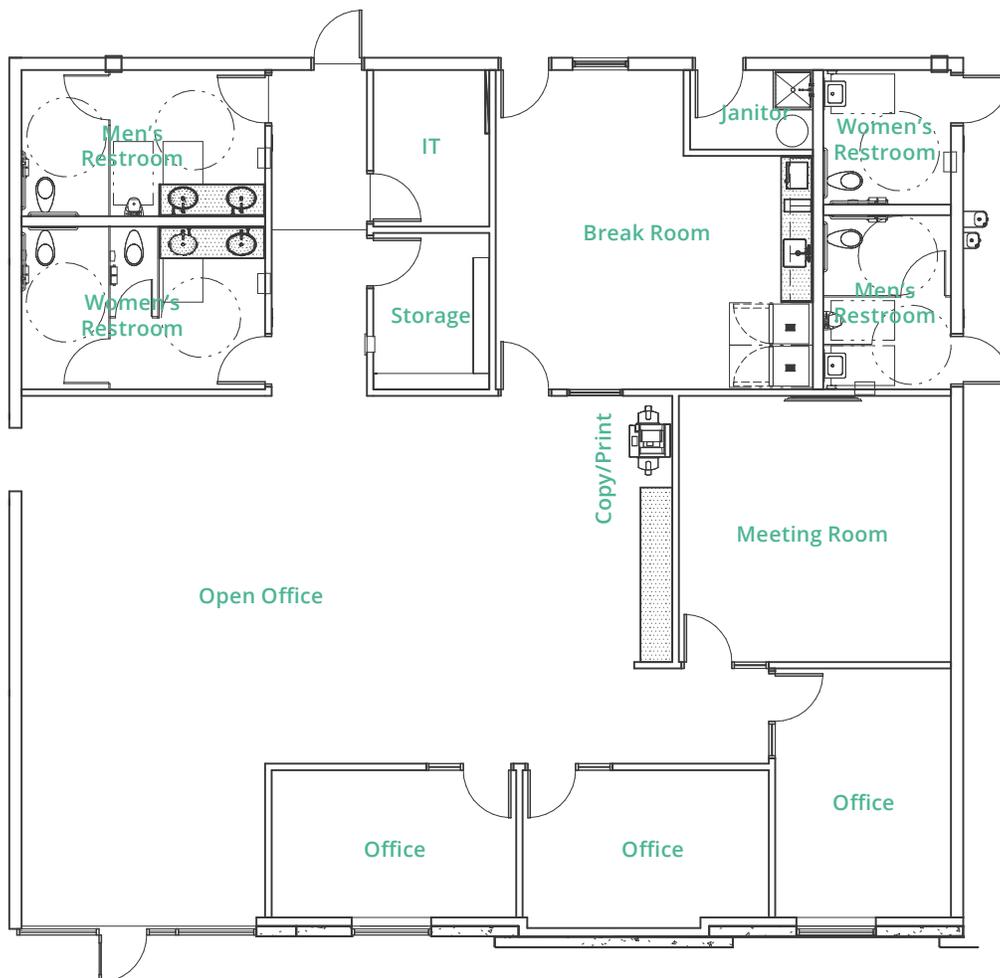
Office configuration:

- (3) private offices
- Meeting room
- Break room
- Open area

Loading:

- (1) 10'x14' ramped door
- (9) 8'x10' dock-hi doors

Power: 1,000 amps/480v/3p



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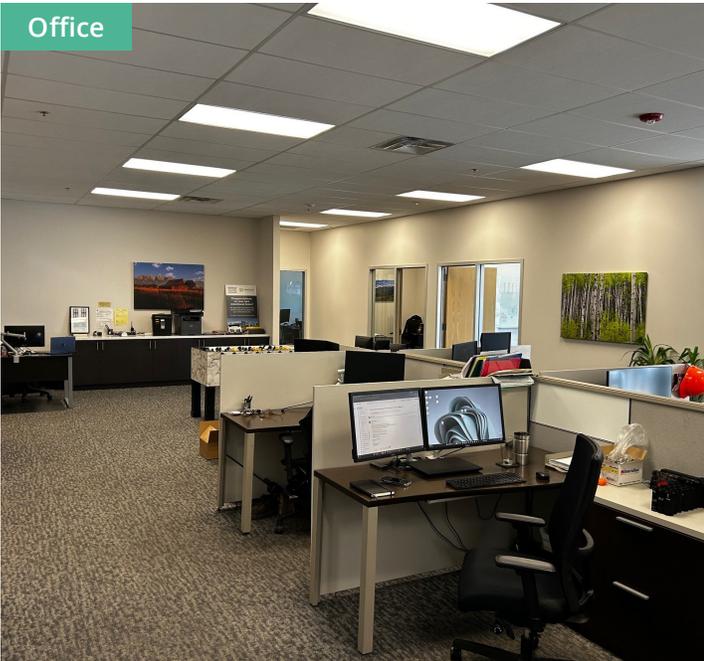
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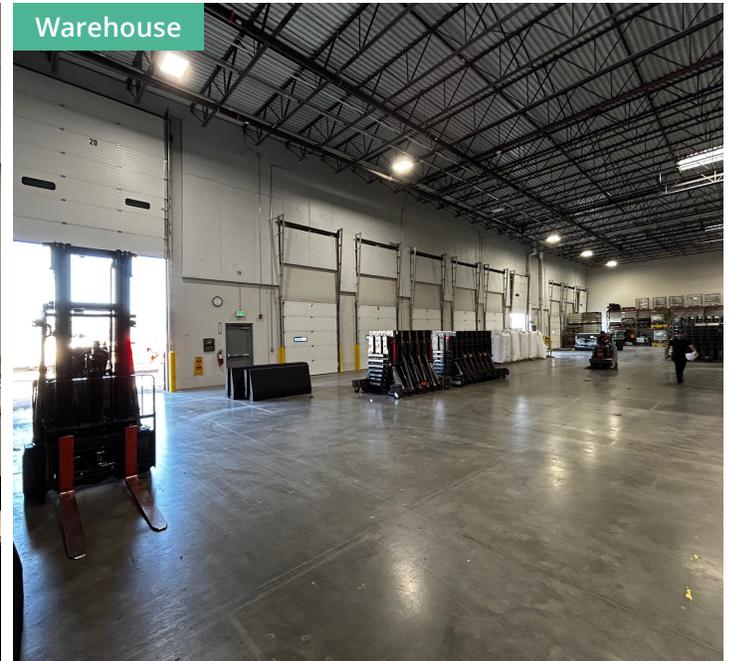
Warehouse



Office



Warehouse



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Prime northeast Denver location

- 3700 N Salida St is near Interstate 70, the main arterial that connects the Rocky Mountains to the Great Plains.
- Incredible connectivity to the Denver Metro interstate system and RTD transit system.
- Easy access to Interstate 70, Pena Boulevard, and E-470, supporting regional and interstate distribution.
- Approximately 12 minutes by car to the Denver International Airport (DIA) and 15 minutes to Downtown Denver.



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