

14600 E. 35th Pl. | Unit B

Aurora, CO 80011



SPEC BUILDING FEATURES

Size:	10,504 SF
Availability:	30 Days
Office:	500 SF
Loading:	One (1) Dock High Door One (1) Oversize Drive-In Door
Clear Height:	23'
Zoning:	M-1
Lease Rate:	\$9.88/SF NNN
Est. Op. Exp. (2025):	\$4.87/SF

HIGHLIGHTS



Oversized Drive-In Door



Functional Layout And High Clear Ceiling



Wet Sprinkler Throughout



Easy Access to I-70 and I-225



Ample Amenities in Surrounding Area



Move In Ready Condition

UNIT B
10,504 SF

