

3000 Airport Drive UNIT 403, Erie, CO 80516

FOR LEASE
\$11 NNN

Industrial-Manufacturing-Flex Space

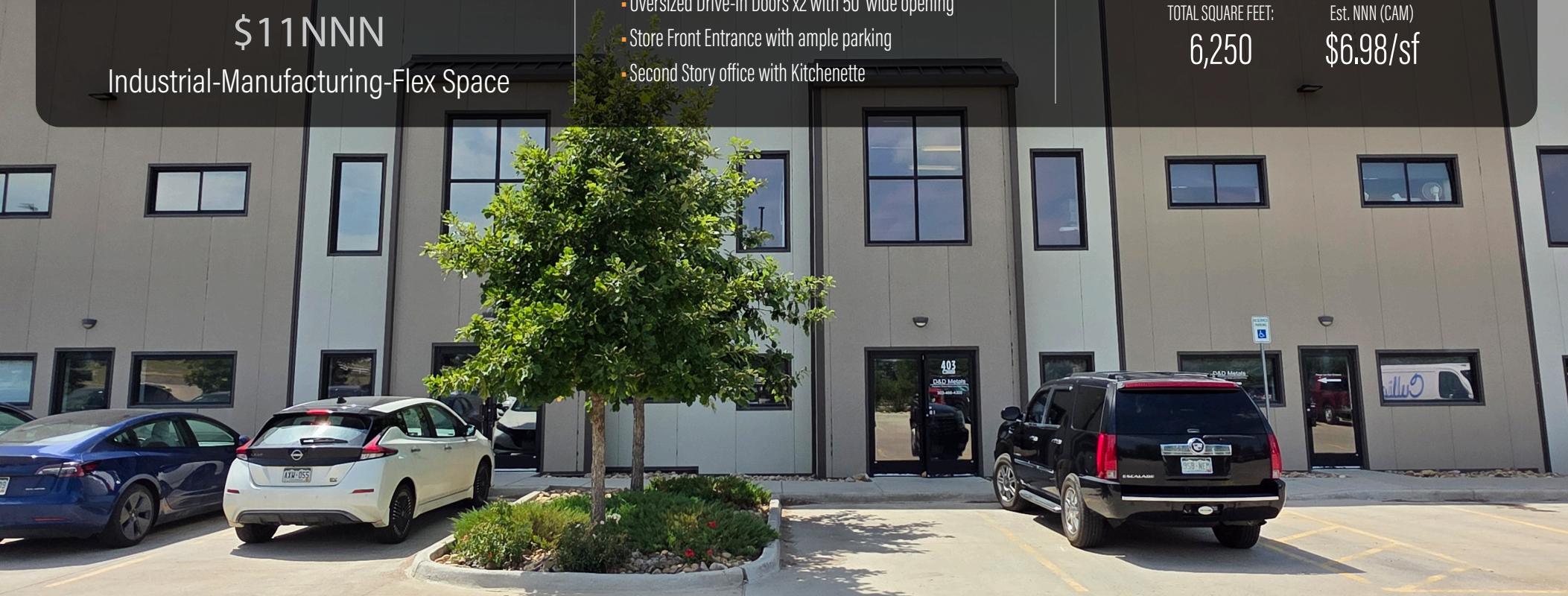
- Significant Power Upgrades serving the unit
- Fire Sprinkled
- Oversized Drive-In Doors x2 with 50' wide opening
- Store Front Entrance with ample parking
- Second Story office with Kitchenette



TOTAL SQUARE FEET:
6,250



Est. NNN (CAM)
\$6.98/sf



3000 Airport Drive is located in Erie Colorado, adjacent to Erie Airport. A master planned creative business park consisting of 61,250 total square feet of zoned light industrial/flex or airport units. All units have airport access to Erie Municipal Airport via a private taxiway and adjacent to Colorado National Golf Club home of CU Buffs Golf and Anthem a 3,400-acre master planned community. Allowing light industrial, aviation related businesses, light manufacturing. The property offers a 6,250 square foot space for lease currently operating as a full service manufacturer of precision metal products. Strategically located just off of Baseline Road, being minutes to I25, 30 minutes to Denver International Airport and 30 minutes to downtown Boulder Colorado. 10 minute or less drive to several restaurants, grocery stores, entertainment, Costco, Home Depot, Hotels, shopping and more.

PROPERTY DETAILS

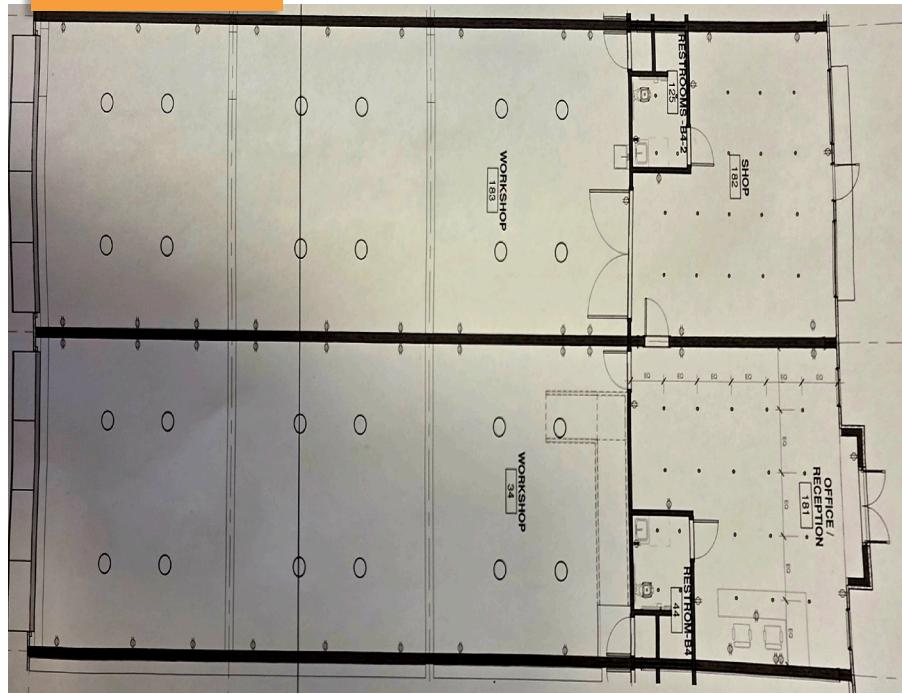
Building Type	Industrial-Flex-Manufacturing
Total Building Square Feet	6,250
Site Size	.113 Acres
Zoning	AP-Airport (PUD)
Year of Construction	2018

OTHER DETAILS

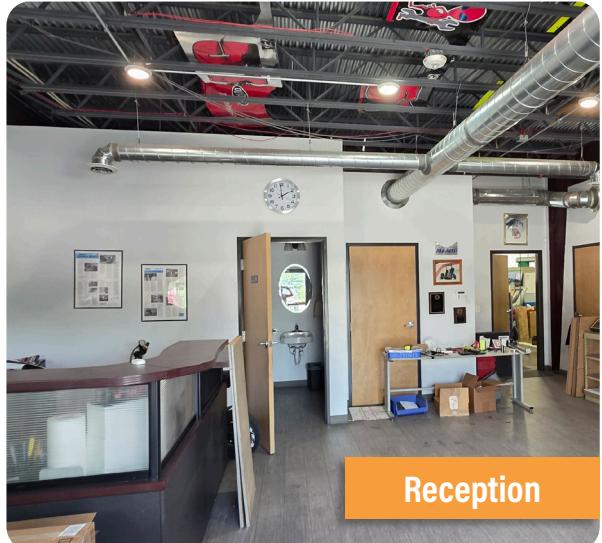
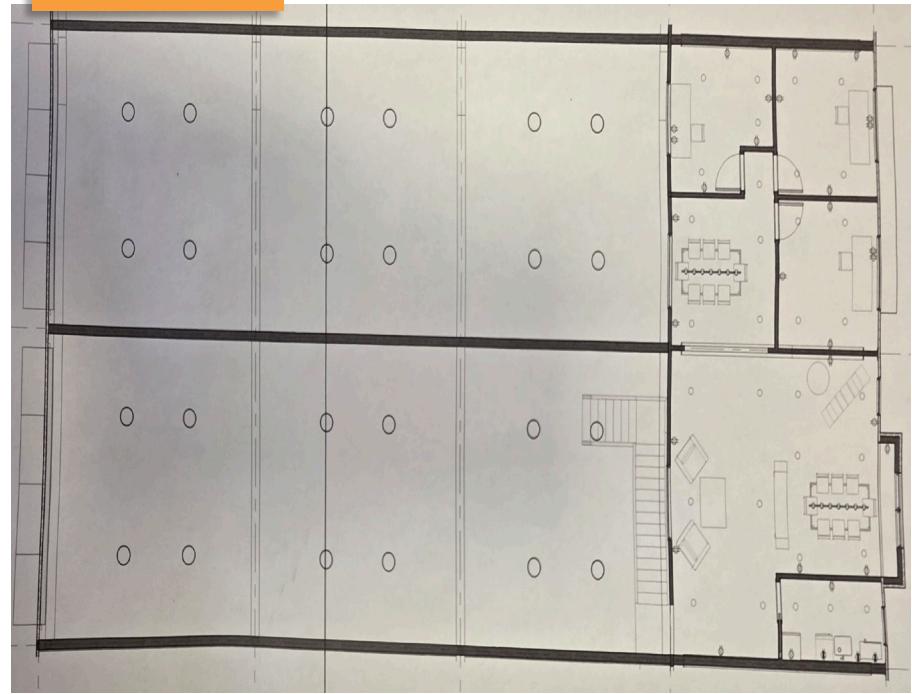
20 Foot Clear Height
3-Phase 480 Volt & 220 Volt X2 with 400 AmpsX2
Floor Drains
2 Restrooms with ability to add shower
Access to taxiway at Erie Airport
14'x25' Drive In Door X 2 (can open all 50' clear)

FLOOR PLAN

1st Floor



2nd Floor



Reception

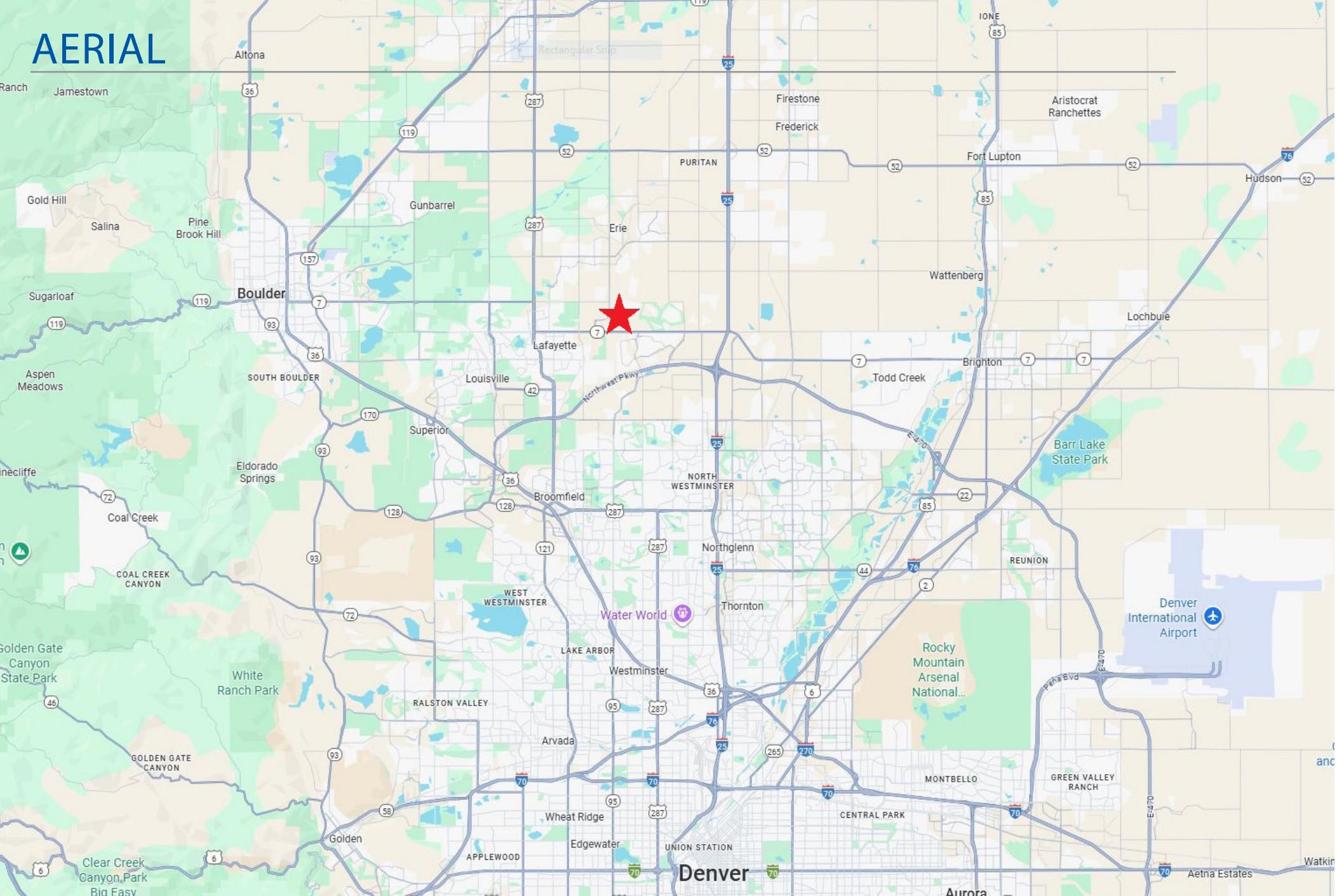


Kitchenette



Handwash

AERIAL



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