

FOR LEASE

3155 Chambers Rd. Aurora, CO 80011

Commerce Center III

TI'S AVAILABLE

BUILDING DETAILS

Unit G	4,755 SF
Lease Rate	\$11NNN
OpEx	\$9.57 / PSF
Drive-In Doors	Yes
Clear Height	23'
Zoning	M-I
Sprinklers	Wet System



ADDITIONAL FEATURES

- ▶ 3 Blocks from I-70
- ▶ Office/Retail with Warehouse Space
- ▶ Outside Storage Yard Available
- ▶ Excellent Visibility
- ▶ Drive-in Doors



DESCRIPTION

Commerce Court III is a for lease commercial development, which consists of a 52,920 SF building. Unit sizes range from 4,454 SF to 24,066 SF. The project features drive-up overhead doors, a fenced yard, 23' clear height, as well as frontage access to Chambers Rd. This development is uniquely designed to allow for office, industrial, or retail use. Frontage accessibility allows for monument signage to be seen from Chambers.

UNIT G - 4,755 SF

