

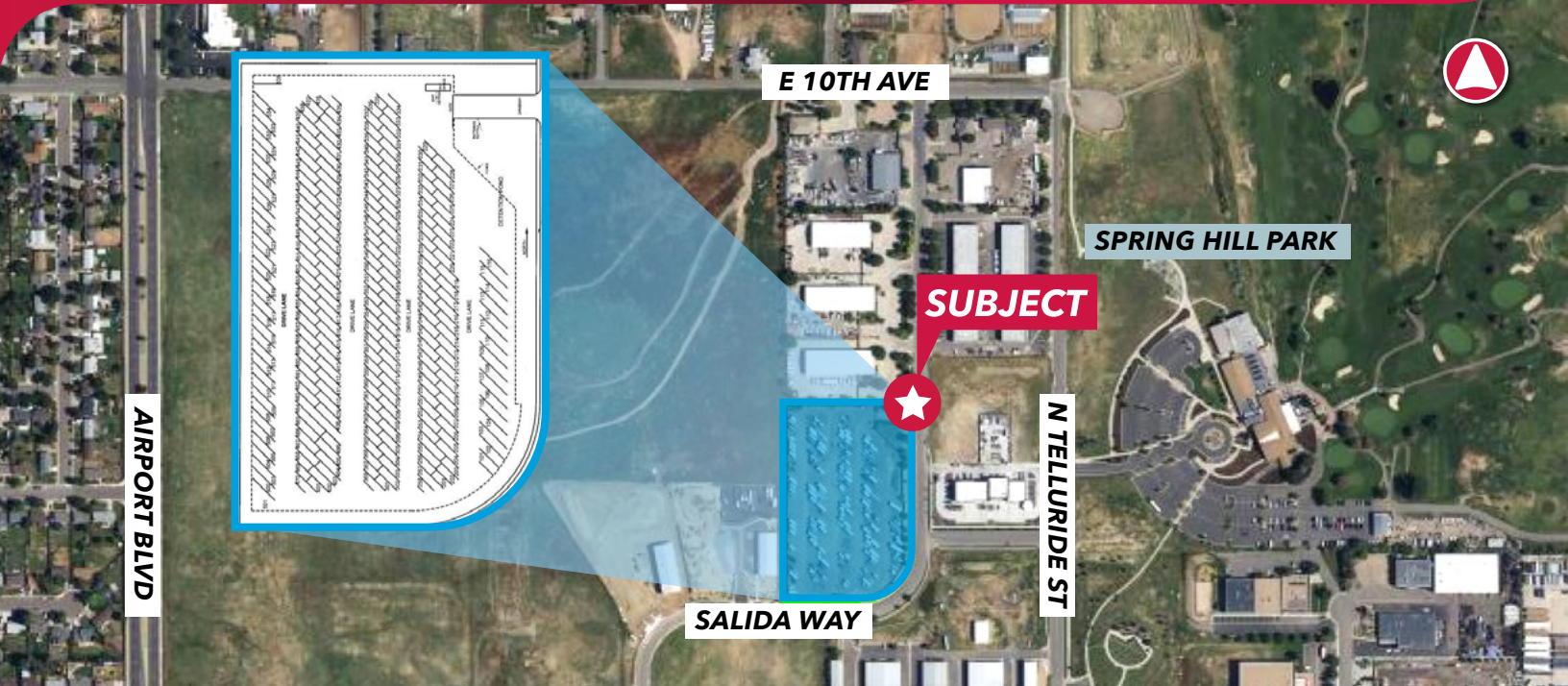
FOR LEASE

# 805 SALIDA WAY

AURORA, COLORADO 80011

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



## OUTSIDE STORAGE YARD, FULLY FENCED & GATED

### PROPERTY FEATURES

<b>SITE SIZE</b>	4.69 Acres (204,296 SF)
<b>ZONING</b>	APZ (Accident Potential Zone) Outdoor Storage Allowed with a Conditional Use Permit
<b>TOTAL SPACES</b>	241 (Varying sizes)
<b>LEASE RATE</b>	\$5,000/Acre NNN



FOR MORE INFORMATION CONTACT

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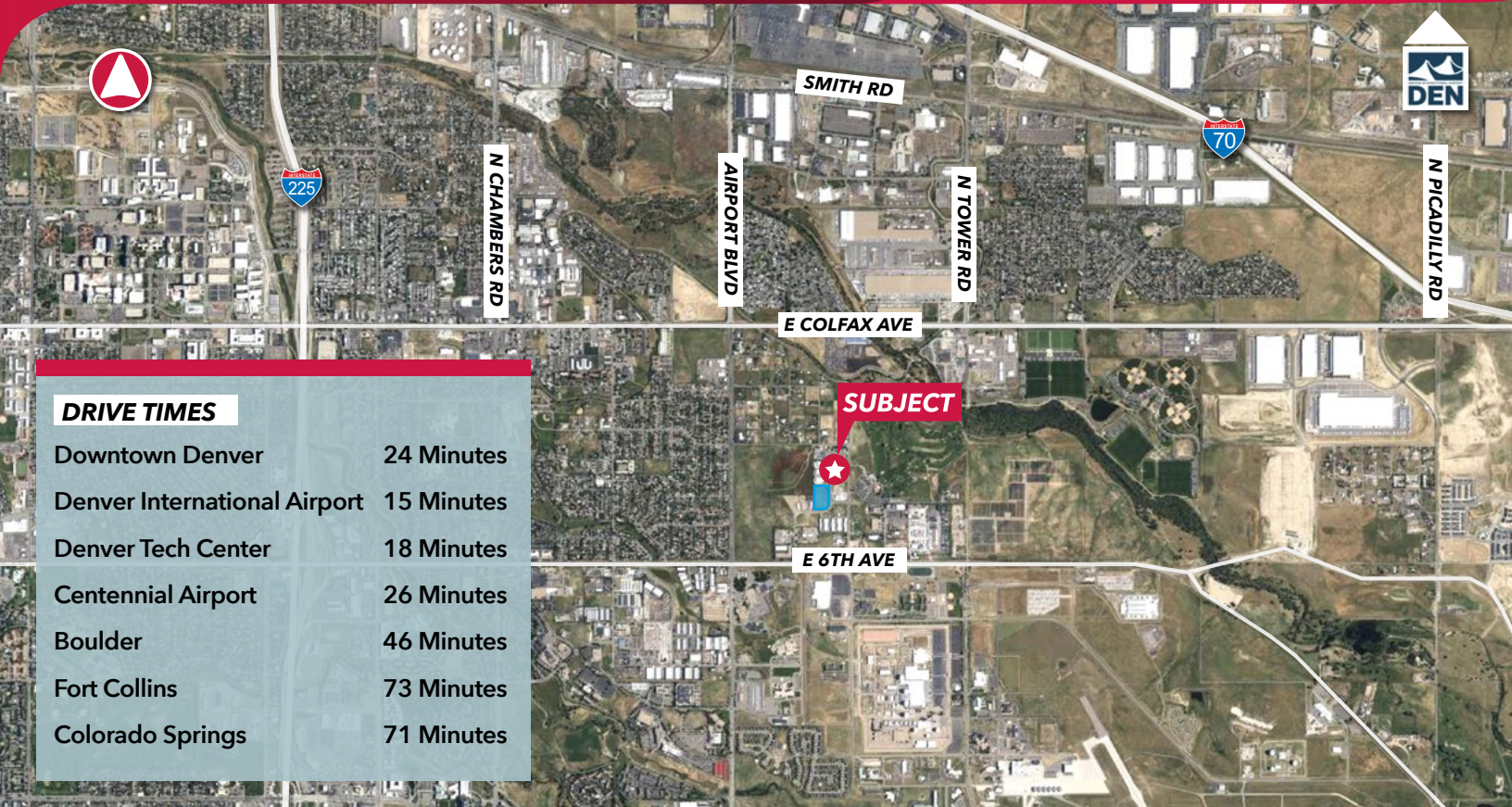
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## PROPERTY HIGHLIGHTS

- Easy access to 6th Ave, I-225, I-70 and E-470
- Fully fenced, gated and landscaped
- Level topography
- 1,200' of frontage along Salida Way

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