



FOR SUBLEASE

3,030 SF Office/Warehouse With Yard

14400 Smith Rd | Aurora, CO 80011



CONTACT:

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14400 SMITH RD

OFFERING SUMMARY

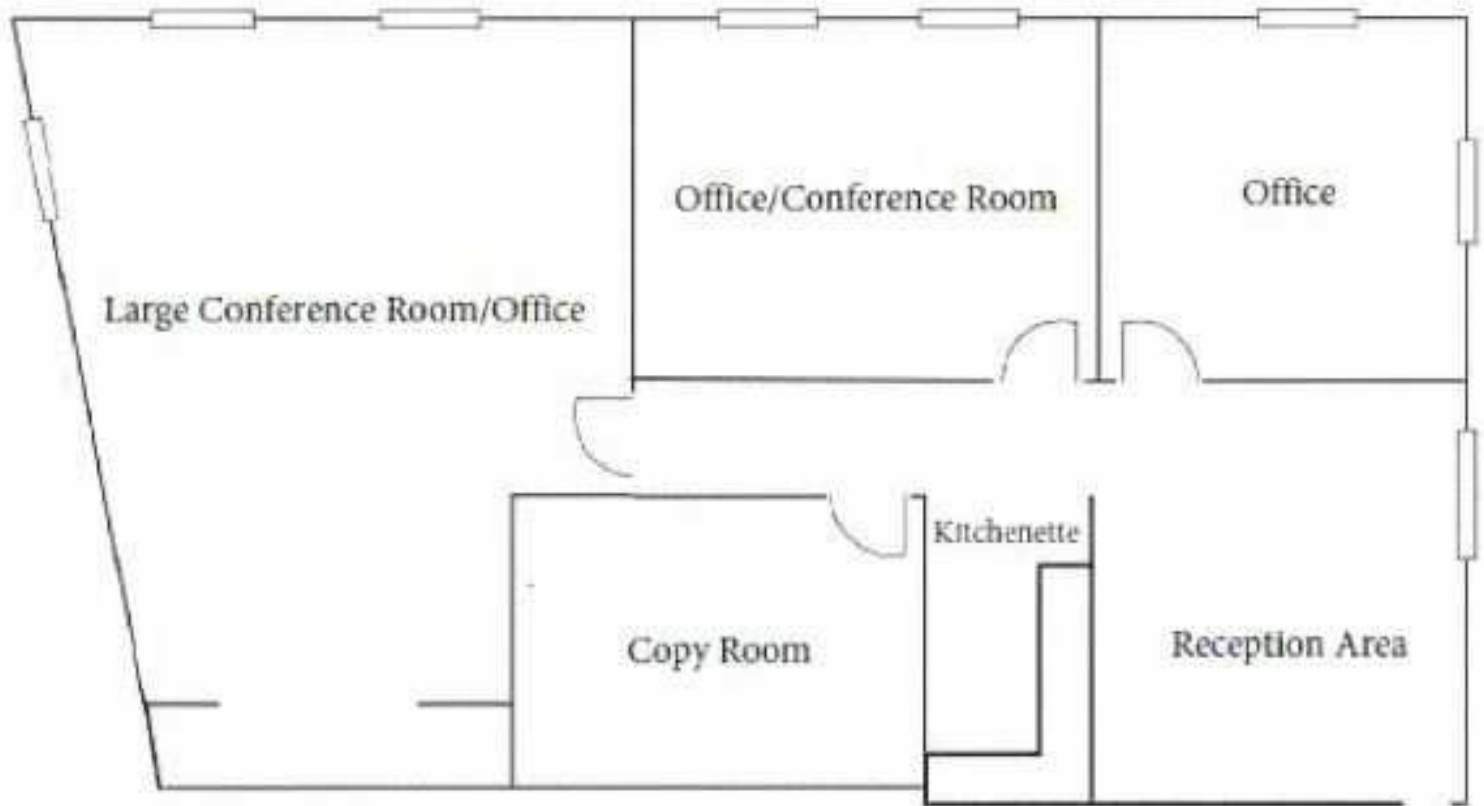
Available SF:	3,030 SF
Lease Rate:	\$16.34 SF/yr (NNN)
NNN's:	\$4.45 per SF
Lot Size:	18,730 SF
Building Size:	3,030 SF
Grade Level Doors:	One 8'x10'
Year Built:	1986
Zoning:	I-1 Industrial Aurora

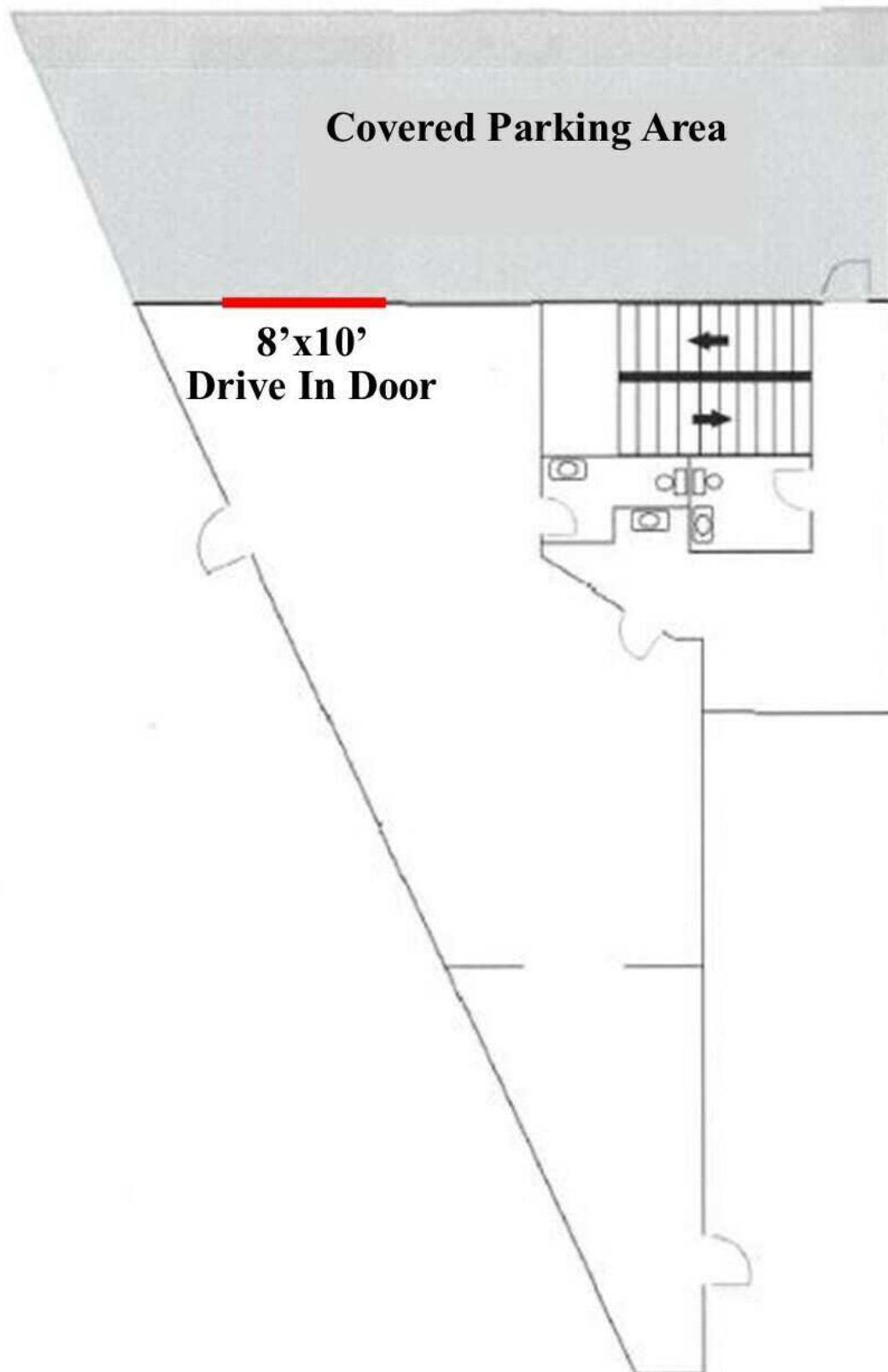
PROPERTY HIGHLIGHTS

- Approximately 10,000 SF of fenced storage yard
- Zoned I-1 industrial in Aurora
- Lease for just \$5,250 per month plus utilities
- Automotive related uses approved
- 3 Phase 200 Amp power (TBV by an electrician)
- 1st floor office area has an open area and two restrooms
- 2nd floor office area has three offices, one conference room, a kitchenette/break room and a printer/copier area
- Sublease through January 2027 but longer lease terms will be considered.

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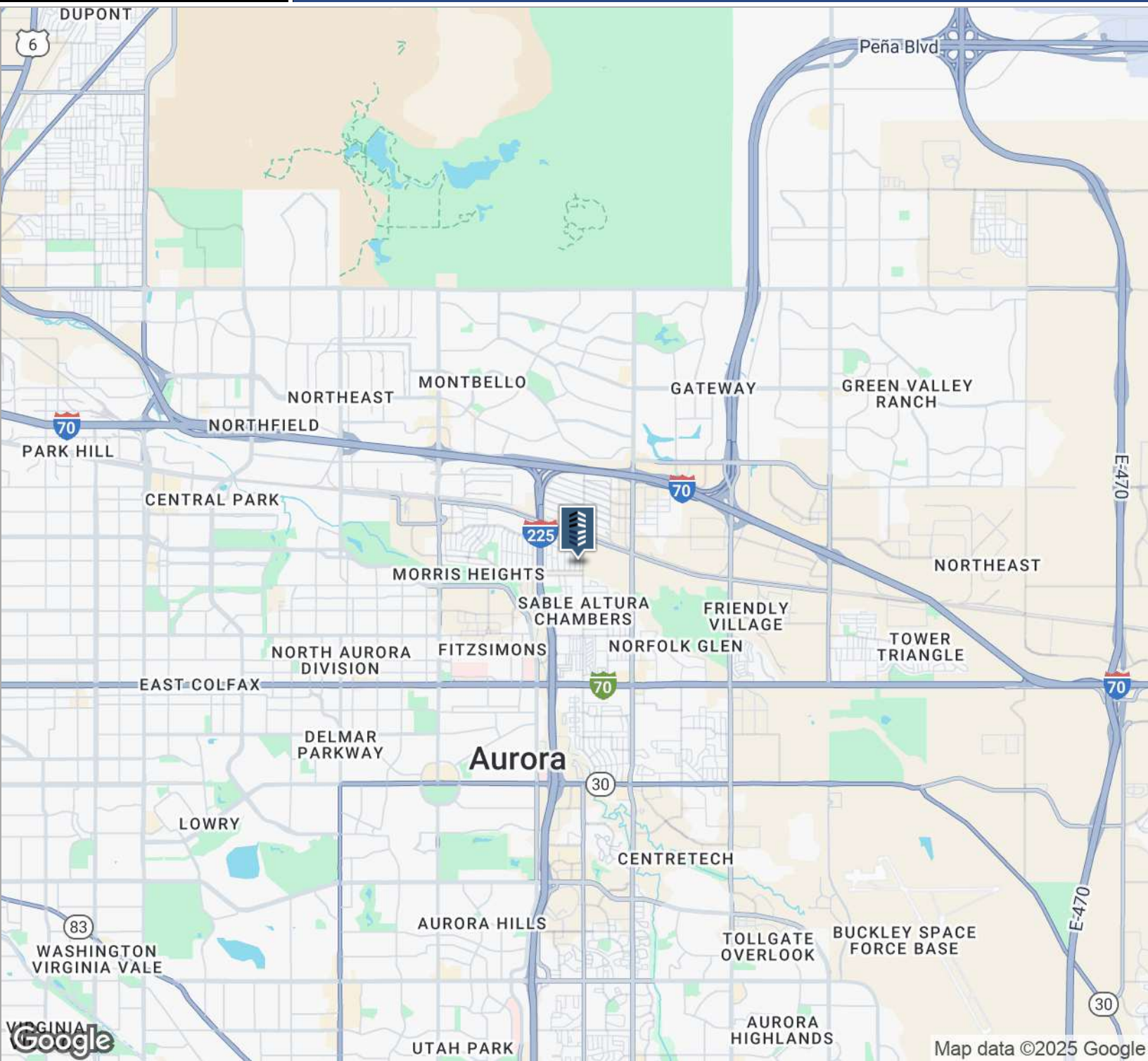




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