

FOR LEASE
9,584 SF



WAREHOUSE, MANUFACTURING, or R&D

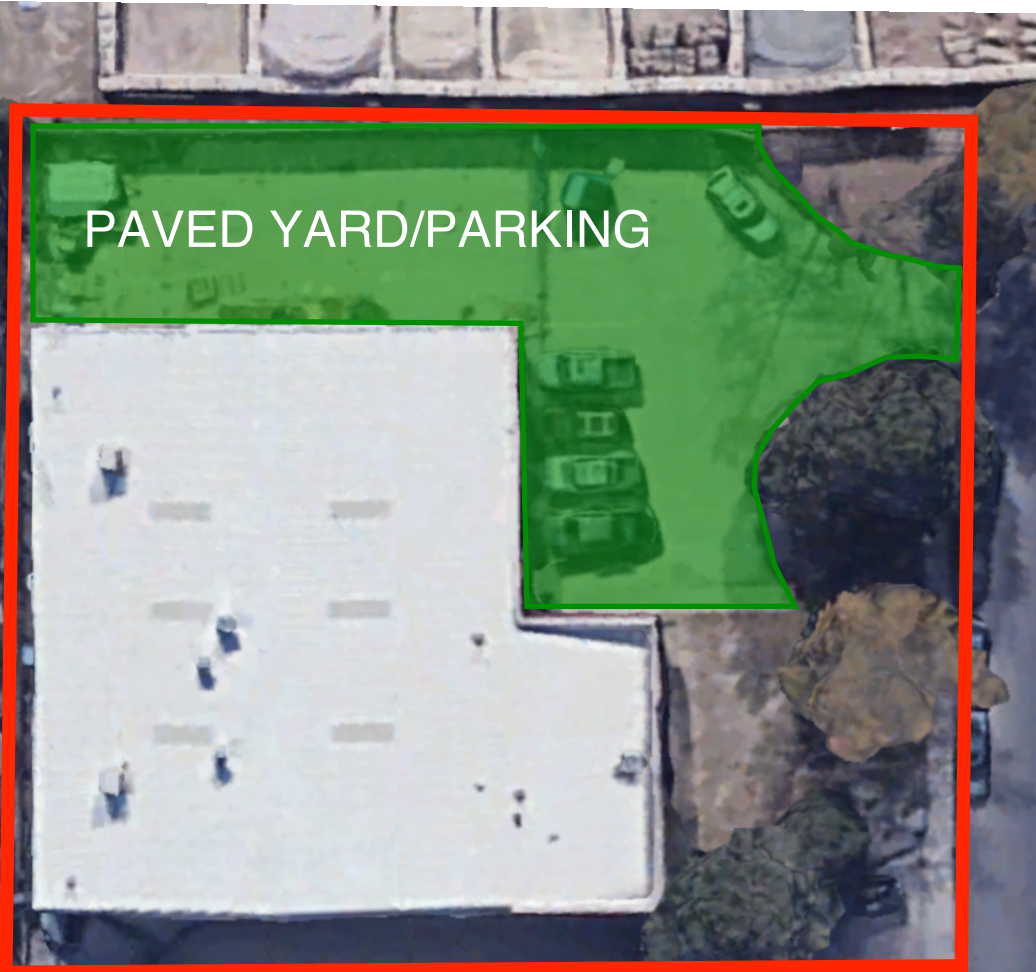
508 OLATHE ST,
AURORA, CO 80011

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*Novel*Commercial
501 S Cherry Street Suite 1100
Denver, CO 80246

LEASE OVERVIEW

- ✓ Freestanding Industrial with Fenced Yard
- ✓ Two Electric-Motorized Drive-In Overhead Doors
- ✓ Close to DIA, I-225 and I-70 along 6th Ave
- ✓ Concrete Parking Lot
- ✓ 0.56 Acres
- ✓ Insulated and Skylights
- ✓ Fully Fire Sprinklered
- ✓ 400A of 240V 3-Phase Electrical Power



STARTING RENT

\$11.85/SF NNN

DRIVE-INS

2

COUNTY

Arapahoe

CLEAR HEIGHT

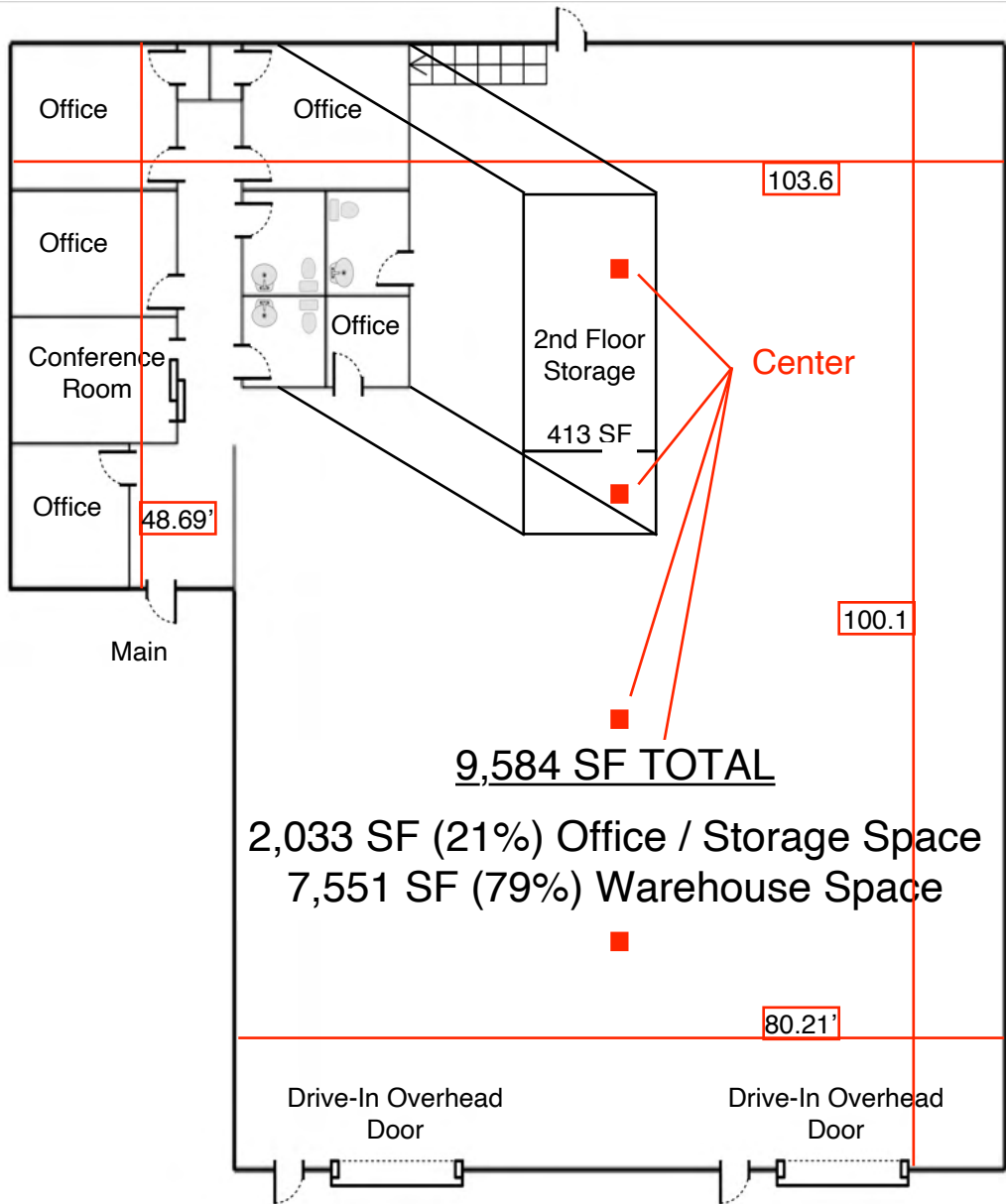
19.6'-13.9'

ZONING

M-1

CAM/SF

\$6.17



OFFICE AREA

- 2,033 SF Office/Storage Space
- HVAC System
- 4 Private Offices
- 1 Conference Room
- 2 ADA Bathrooms

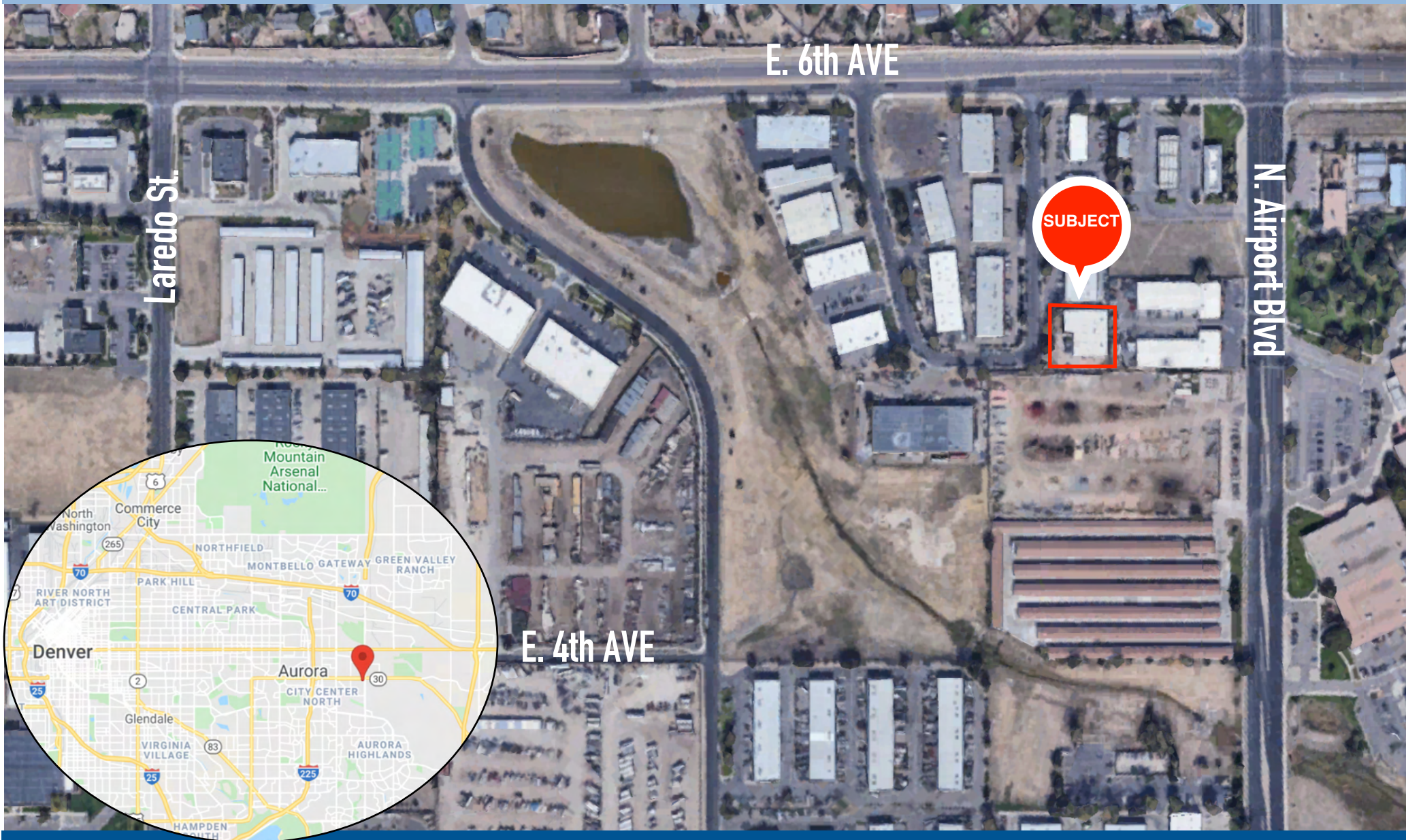
WAREHOUSE AREA

- 2 Drive-In Overhead Doors
- 2 Swamp Coolers
- 19.6' Clear Height at Center Peak
- 13.9' Clear Height at Sides
- Additional Upstairs Storage
- 7,551 SF Warehouse Space
- 1 Center Row of Support Posts
- 1 ADA Bathroom



IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.

LOCATION



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