



FOR SUBLEASE

**21001 E  
13TH AVE.**  
AURORA, CO 80018

**STAFFORD LOGISTICS  
CENTER, BLDG. 3**



**CLASS A DISTRIBUTION SPACE WITH TRAILER PARKING**

## PROPERTY FEATURES

<b>Total Available SF:</b>	±54,080 SF
<b>Sublease Rate:</b>	Negotiable
<b>Estimated Expenses:</b>	\$4.33/SF (2025)
<b>Sublease Term:</b>	Flexible and will consider term from 6 months – 5 years
<b>Auto Parking Spaces:</b>	25
<b>Trailer Parking:</b>	10 Trailer stalls
<b>Loading:</b>	4 Dock-high doors (9' x 10') 1 Drive-in door (12' x 14')
<b>Clear Height:</b>	36'
<b>Sprinklers:</b>	ESFR
<b>Column Spacing:</b>	52' x 50' x 60' Speed bay
<b>Lighting:</b>	LED with motion sensors, 30' Foot-candle average
<b>Zoning:</b>	M-1

## PROPERTY HIGHLIGHTS

- Immediate access to I-70/E-470 and 6th Avenue
- Flexible sublease term offered from 6 months – 5 years
- Trailer parking available – 10 stalls
- Fully equipped dock-high doors
- Superior transportation access compared to competing business parks in the immediate area





# AERIAL MAP



## CONTACT

**Joe Krahn**  
Director  
+1 303 312 4231  
joe.krahn@cushmanwakefield.com

1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202  
+1 303 292 3700  
cushmanwakefield.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.