

# Gateway Plaza

3538 PEORIA STREET | UNIT 601 | AURORA, CO

**LEASING INCENTIVES  
AVAILABLE**



INDUSTRIAL SPACE > FOR LEASE

**ACCESS VIA  
I-70 & PEORIA ST.**

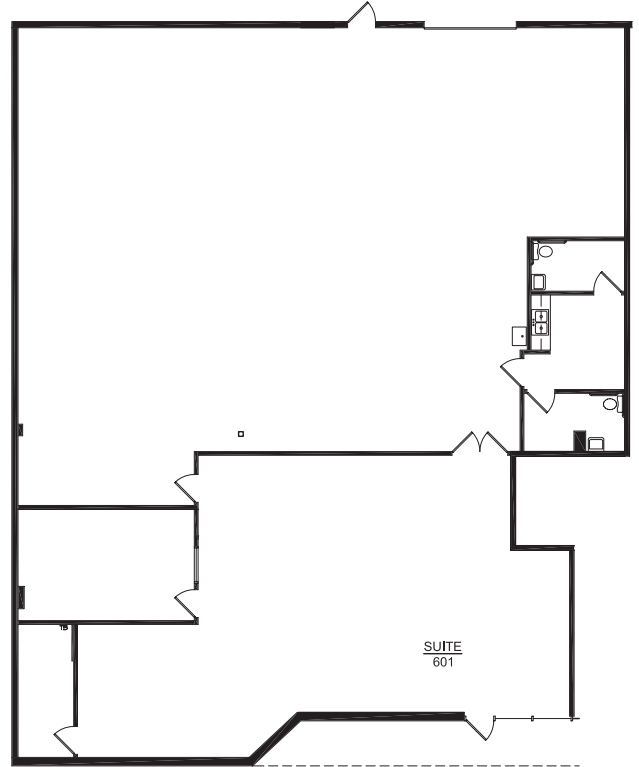
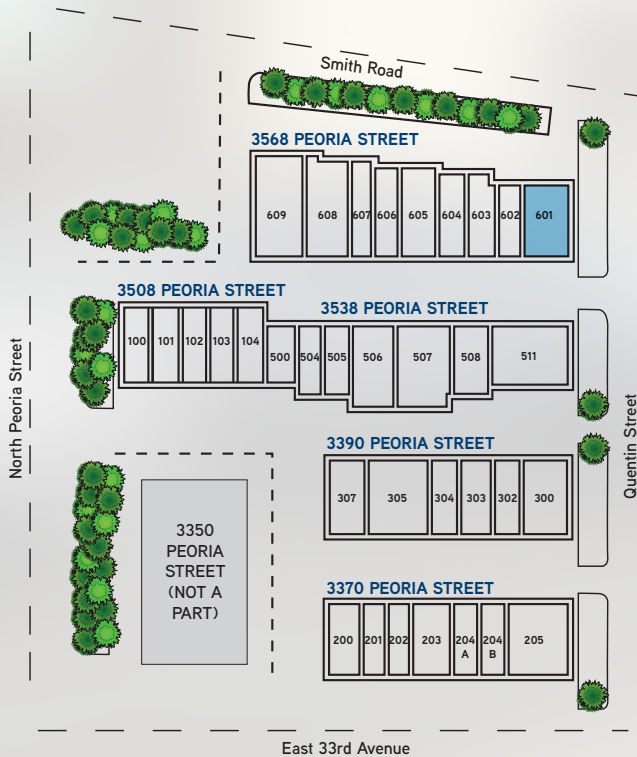
**LOCATED WITHIN WALKING  
DISTANCE OF LIGHT RAIL  
STATION & 10 MINUTES TO  
FITZSIMONS CAMPUS**

**PEORIA STREET  
FRONTAGE**

- > Project Size: 123,827 SF
- > Available: Immediately
- > Unit Size: 6,844 SF
- > Office Size: 30%
- > Rate: \$9.50/SF
- > Estimated Expenses: \$6.30/SF (2025)
- > Parking: 1.89:1,000 SF
- > Loading: One (1) Drive-In
- > Ceiling Height: 14'-16'
- > Zoning: M-1
- > Electric Service: 3-Phase
- > City/County: Aurora/Adams

# Gateway Plaza

UNIT 601 | 6,844 SF



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