

6 MONTHS FREE RENT FOR A 5 YEAR LEASE SIGNED BY 12/31/2025



FOR LEASE / 70,080 SF

14700 E 38TH AVENUE

AURORA, COLORADO



PROPERTY FEATURES

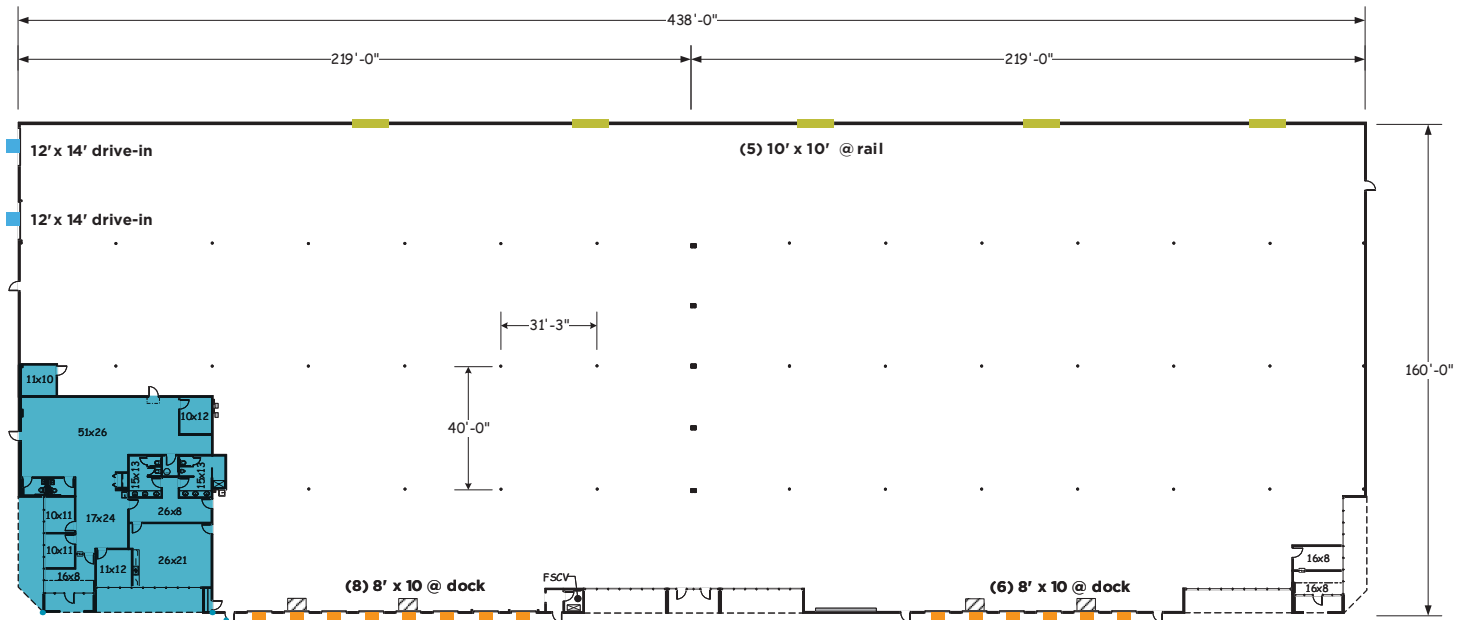
Building Size	±70,080 SF	Zoning	I-1
Office Size	±3,778 SF	Power	600 Amps, 480 volt, 3-phase
Clear Height	22'	Sprinklers	ESFR, K25
Loading	(14) Dock high doors (2) Drive-in doors* (5) Rail Doors <i>*One door is 20'x13'</i>	Building Depth	160'
		Parking Spaces	53
		Operating Expenses	\$5.40/SF (2025)




ADDITIONAL HIGHLIGHTS

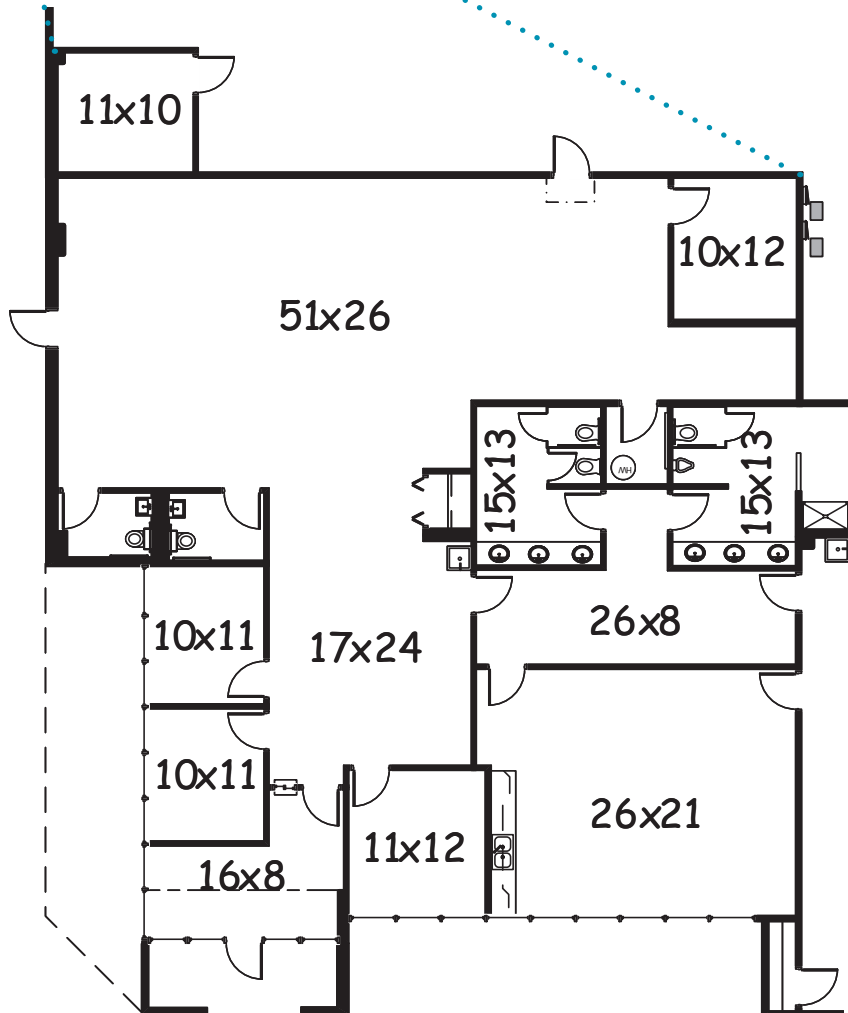
- Skylights
- Secured entry
- Union Pacific Rail
- 15 Minutes from Denver International Airport
- Pit levelers
- 20 Minutes from Downtown Denver
- Oversized 20' x 13' Drive in Door

FLOOR PLAN

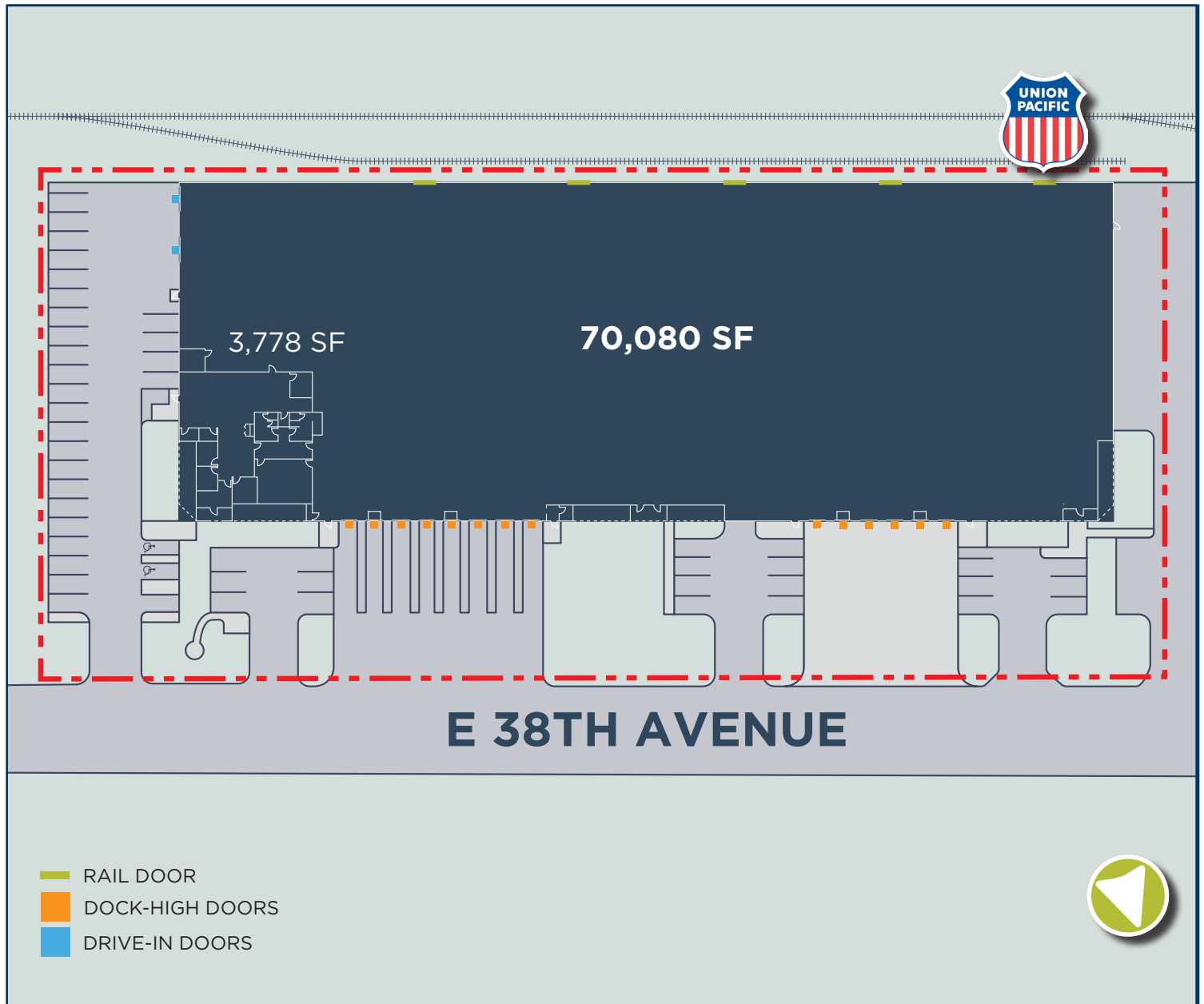
14700 E 38TH AVENUE
AURORA, COLORADO



-  RAIL DOOR
-  DOCK-HIGH DOORS
-  DRIVE-IN DOORS



OFFICE FLOOR PLAN

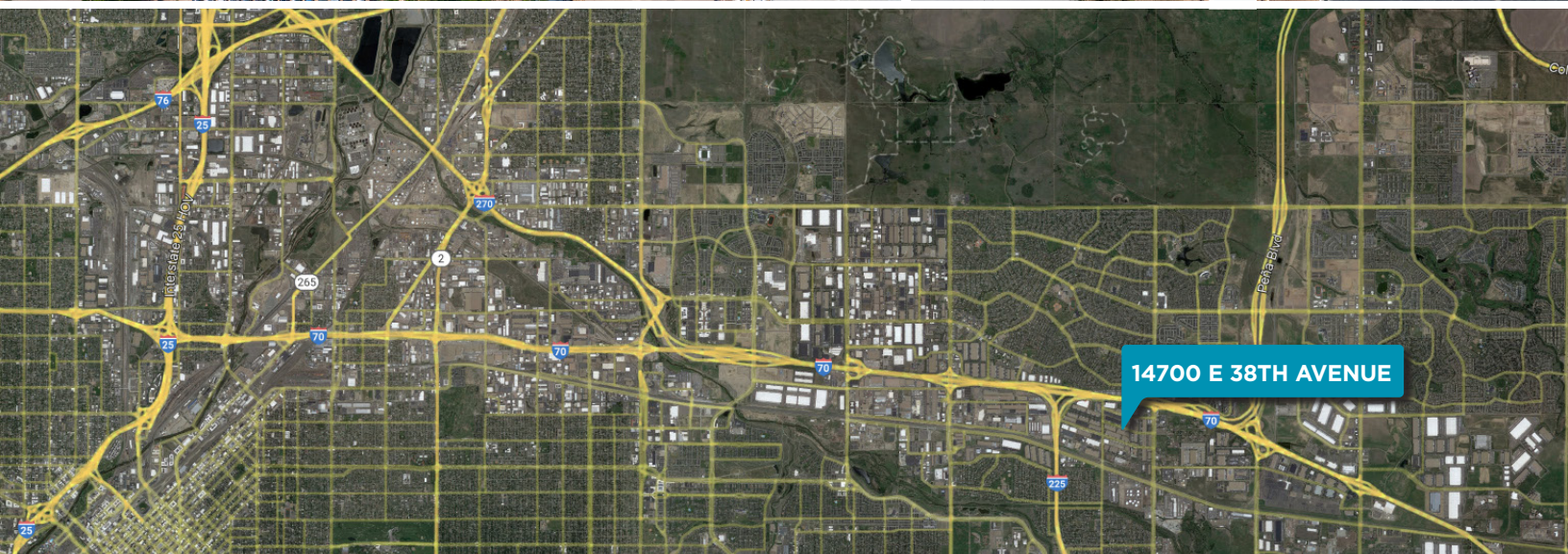


FOR LEASE / 70,080 SF



14700 E 38TH AVENUE

AURORA, COLORADO



Contact

DREW MCMANUS, SIOR

Executive Managing Director

+1 303 813 6427

drew.mcmanus@cushwake.com

MATT TRONE, SIOR

Executive Director

+1 303 813 6426

matt.trone@cushwake.com

RYAN SEARLE

Senior Director

+1 303 813 6499

ryan.searle@cushwake.com

JOEY TRINKLE

Director

+1 303 312 4249

joey.trinkle@cushwake.com

©2023 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.