

Gateway Plaza

3508 PEORIA STREET, UNIT 100 AURORA, CO



INDUSTRIAL/FLEX SPACE > FOR LEASE

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

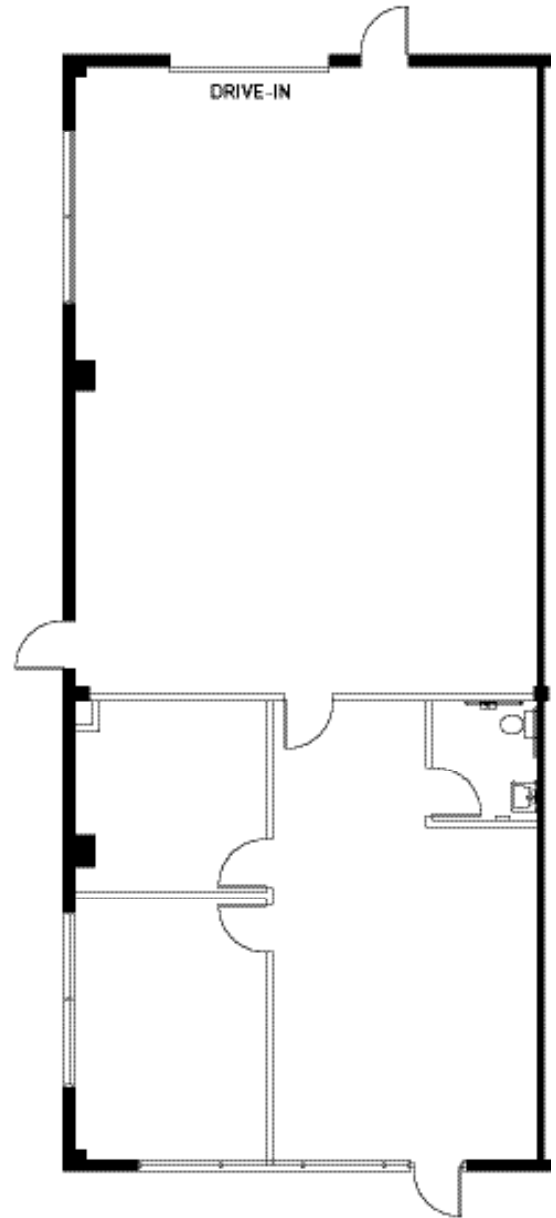
**LOCATED WITHIN WALKING
DISTANCE OF LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

**PEORIA STREET
FRONTAGE**

- > Project Size: 123,827 SF
- > Available: Immediately
- > Unit Size: 2,382 SF
- > Office Size: 40%
- > Rate: \$11.00/SF NNN
- > Est. 2025 Op Ex: \$6.30/SF
- > 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 100 | 2,382 SF



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