

19822 EAST 22ND AVENUE UNIT B

Aurora, CO 80011

98,498 RSF/7,995 ofc
Divisible to ±50,000 RSF

PRICE DROP
TO \$5.50/SF

INDUSTRIAL SUBLEASE | AVAILABILITY NEGOTIABLE



BUILDING SPECIFICATIONS

Building	Eastpark 70
Address	19822 E 22 nd Avenue Unit B Aurora, CO 80011
Availability	Negotiable
Asking Rate	\$7.00 NNN
Available Through	Negotiable

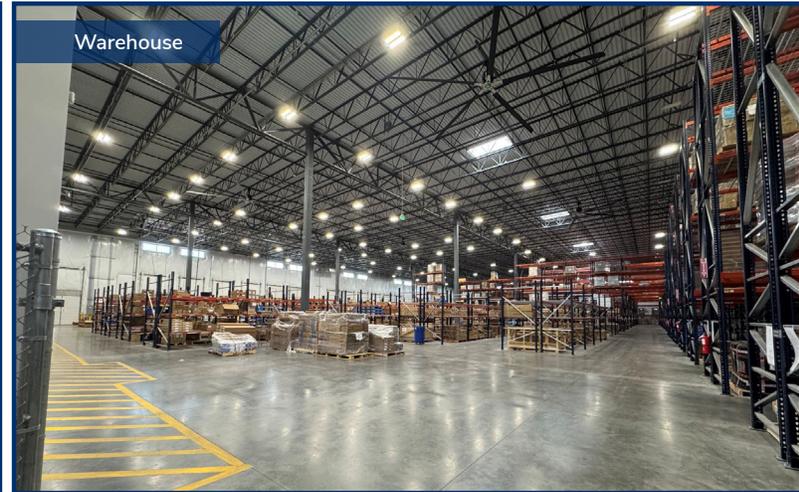
HIGHLIGHTS

- FF&E negotiable
- Abundant parking available
- Class A finishes throughout
- Cameras and key card access throughout building
- Excellent I-70 access
- Less than 20 minutes to Denver International Airport
- 2 Ramps
- 14 Dock-high doors, 5 with levelers
- 4 Bathrooms total (2 in warehouse, 2 in office)
- 1 Shower
- 7,995 RSF of office space that includes:
 - 8 Private offices
 - 3-4 Conference rooms

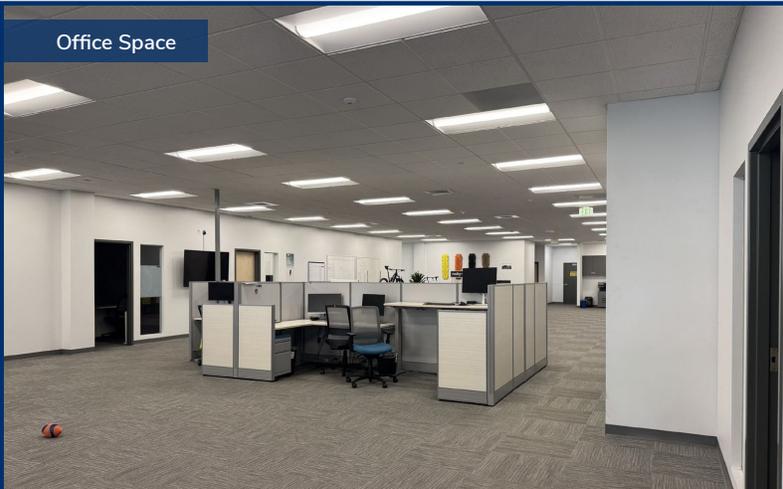
Front Entry



Warehouse



Office Space

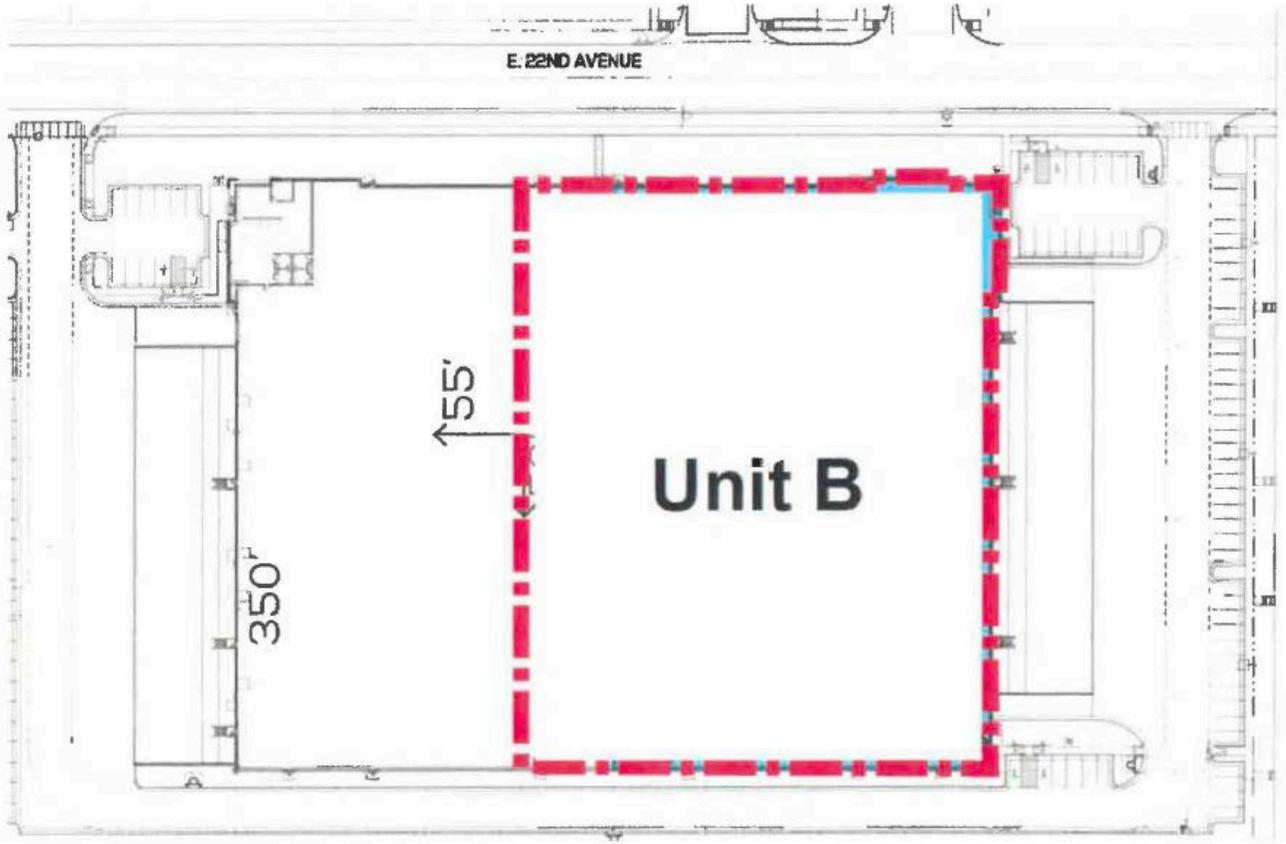


Break Room

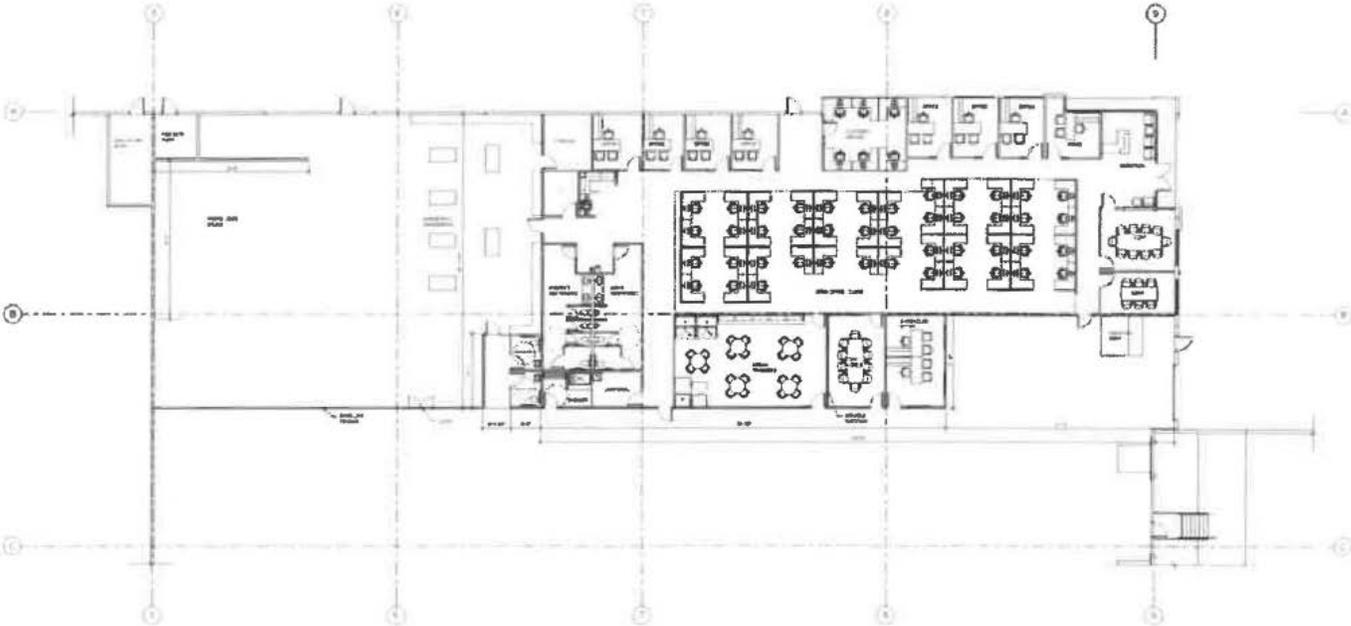


FLOOR PLANS

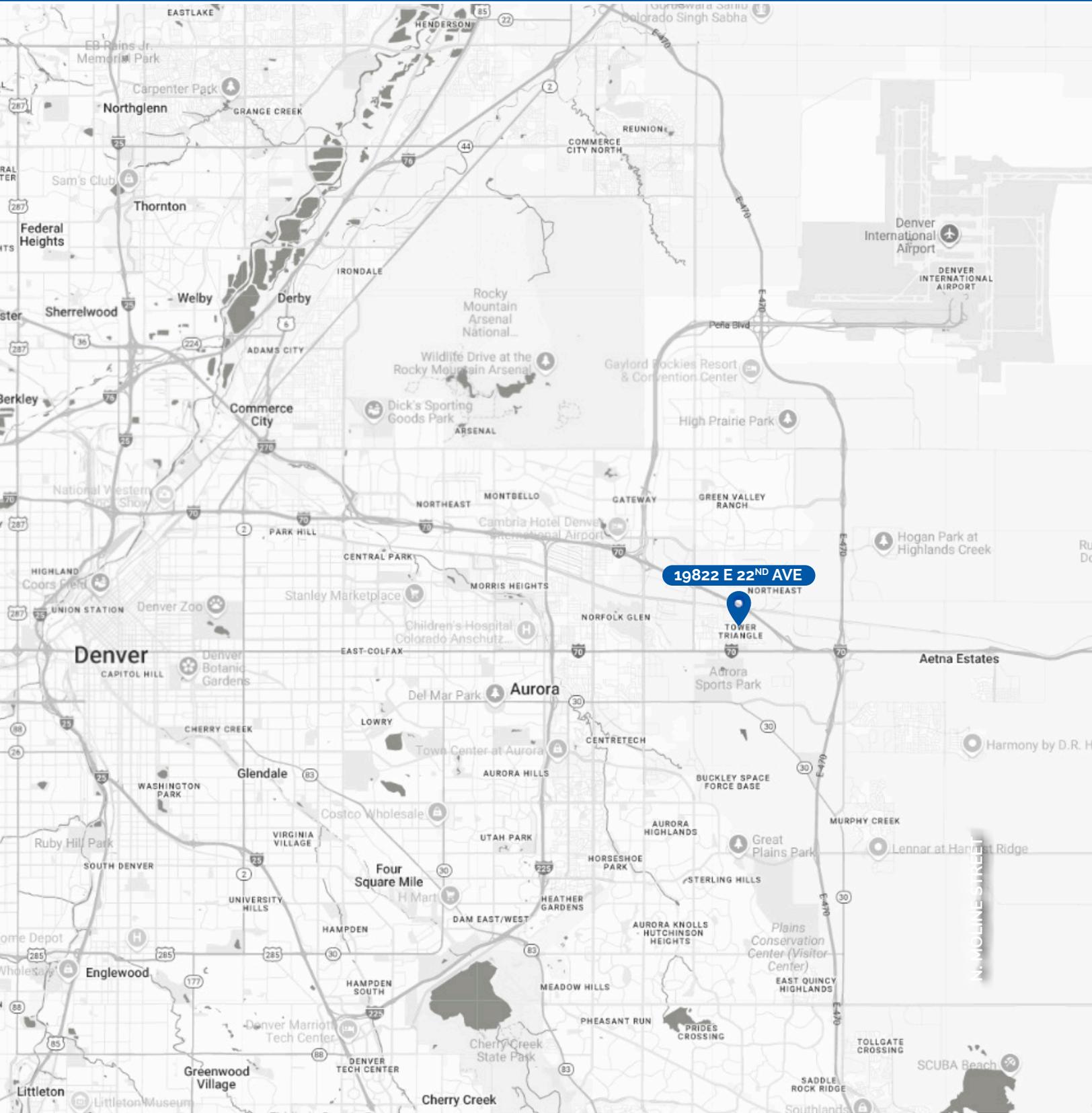
INDUSTRIAL FLOOR PLAN



OFFICE FLOOR PLAN



MAP



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