

**FOR LEASE**  
**1,000 SF – 4,000 SF**



**INDUSTRIAL**

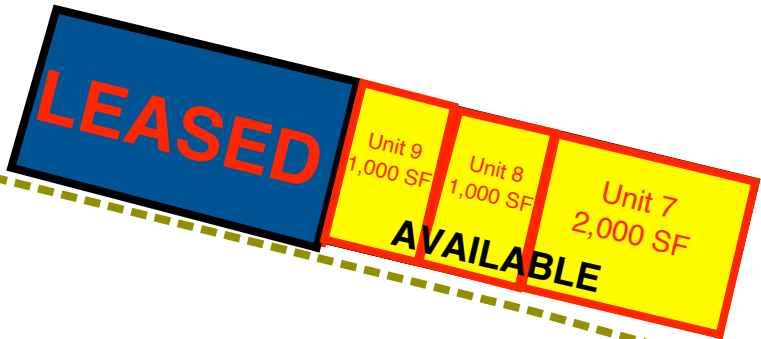
**1790** JASPER ST,  
AURORA, CO 80011

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*Novel*Commercial



**PARKING**



- ✓ 1,000 - 4,000 SF Industrial
- ✓ Warehouse, Manufacturing, R&D

- Unit 6:** 4,000 SF Warehouse
- Unit 7:** 2,000 SF Warehouse
- Unit 8:** 1,000 SF Warehouse
- Unit 9:** 1,000 SF Warehouse
- \*Units can be combined

- ✓ Drive-In and Dock Doors
- ✓ 14'-17' Clear Height
- ✓ Private Bathroom in Each Unit
- ✓ Newly Renovated
- ✓ Radiant Heat in Warehouse
- ✓ Excellent Location to I-225 and I-70

**STARTING RENT**

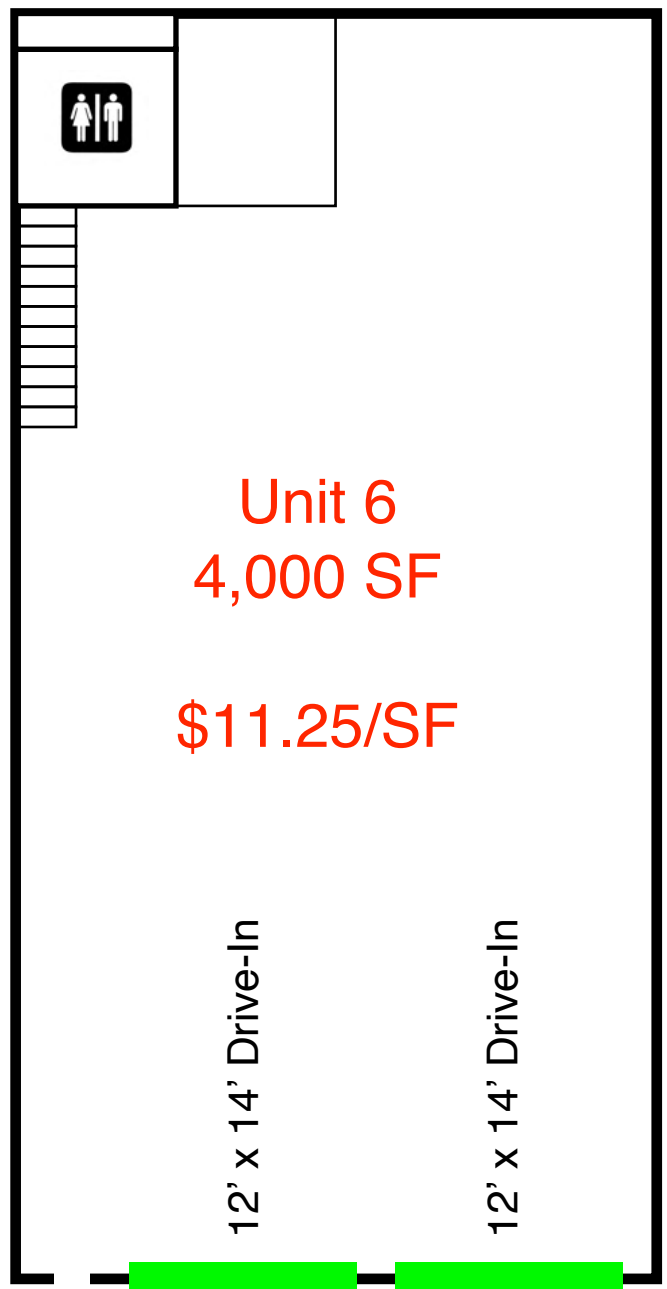
**\$11.25/SF NNN**

UNITS	ZONING	CAM	COUNTY
4	M-1	\$7.92	Adams

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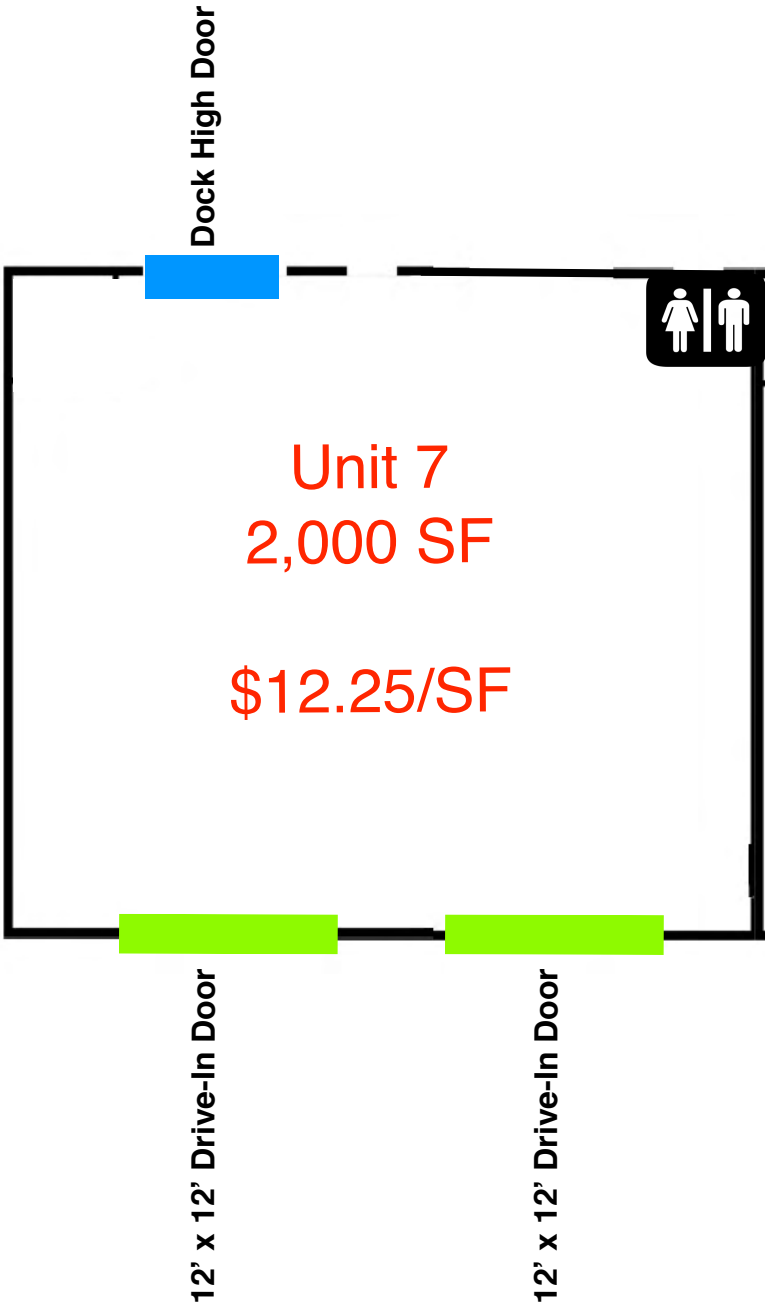


# SITE PLAN





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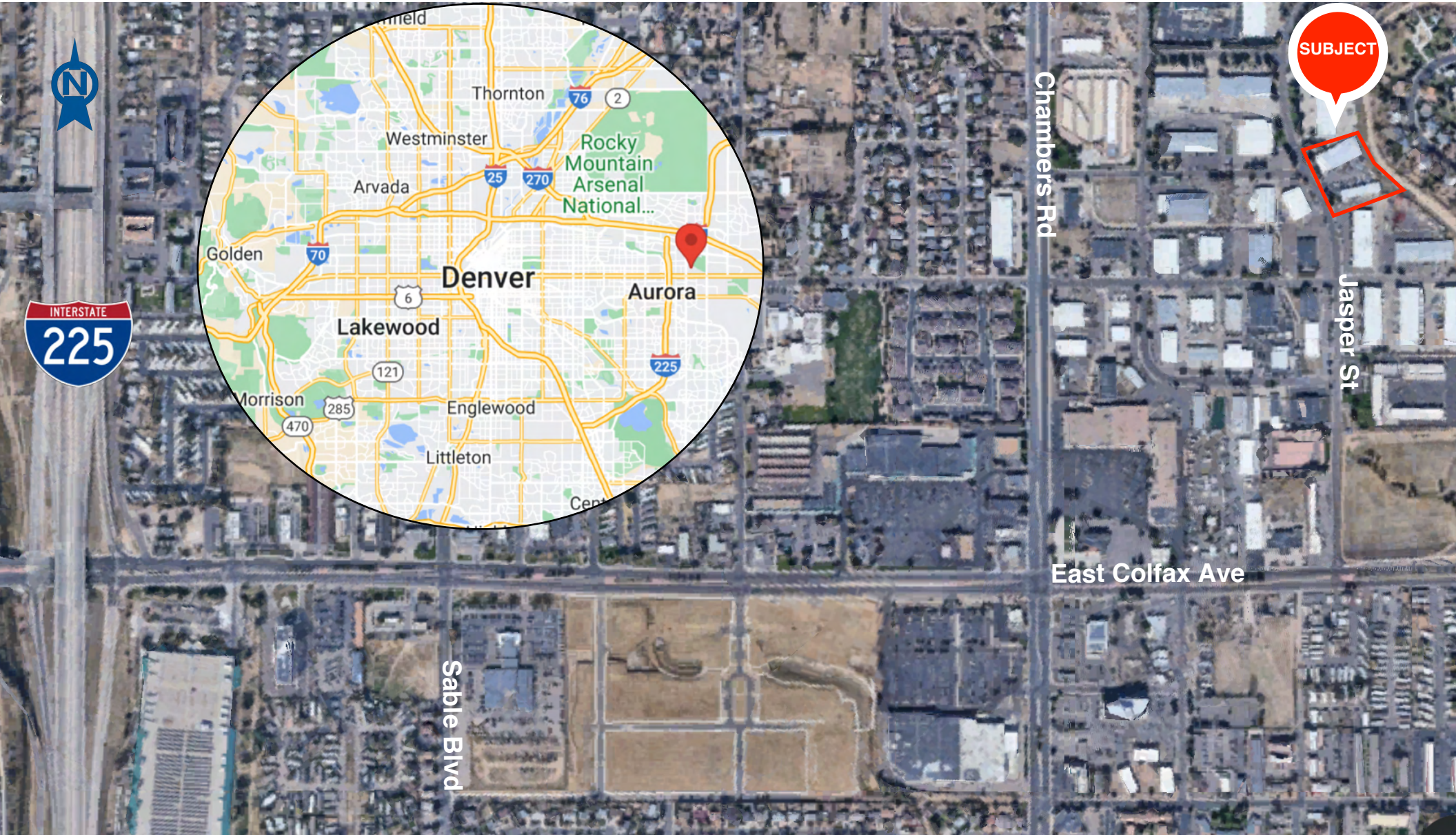


# SITE PLAN





# LOCATION



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