

**597 OLATHE ST & 596 NUCLA WAY**

AURORA, CO 80011

FOR LEASE

**\$22.00 SF/YR (MG)**



**MULTI-TENANT**  
INDUSTRIAL WITH YARD



**GARRETTE SNYDER**

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# PROPERTY HIGHLIGHTS

|                  |  |
|------------------|--|
| Address          | 597 Olathe Street (Building)<br>596 Nucla Way (Yard) |
| City, State, Zip | Aurora, CO 80011                                     |
| Building Size    | 9,750 SF   |
| Available SF     | 1,750 - 9,750 SF                                     |
| Yard Size        | 26,600 SF (0.61 AC)                                  |
| Zoning           | I-1  |
| Year Built       | 1982   |
| Parking          | 13 Spaces  |
| Drive Ins        | 5 - (12'x12')  |
| Ceiling Height   | 14'  |
| Taxes (2024)     | \$24,062.90  |

## PROPERTY DESCRIPTION

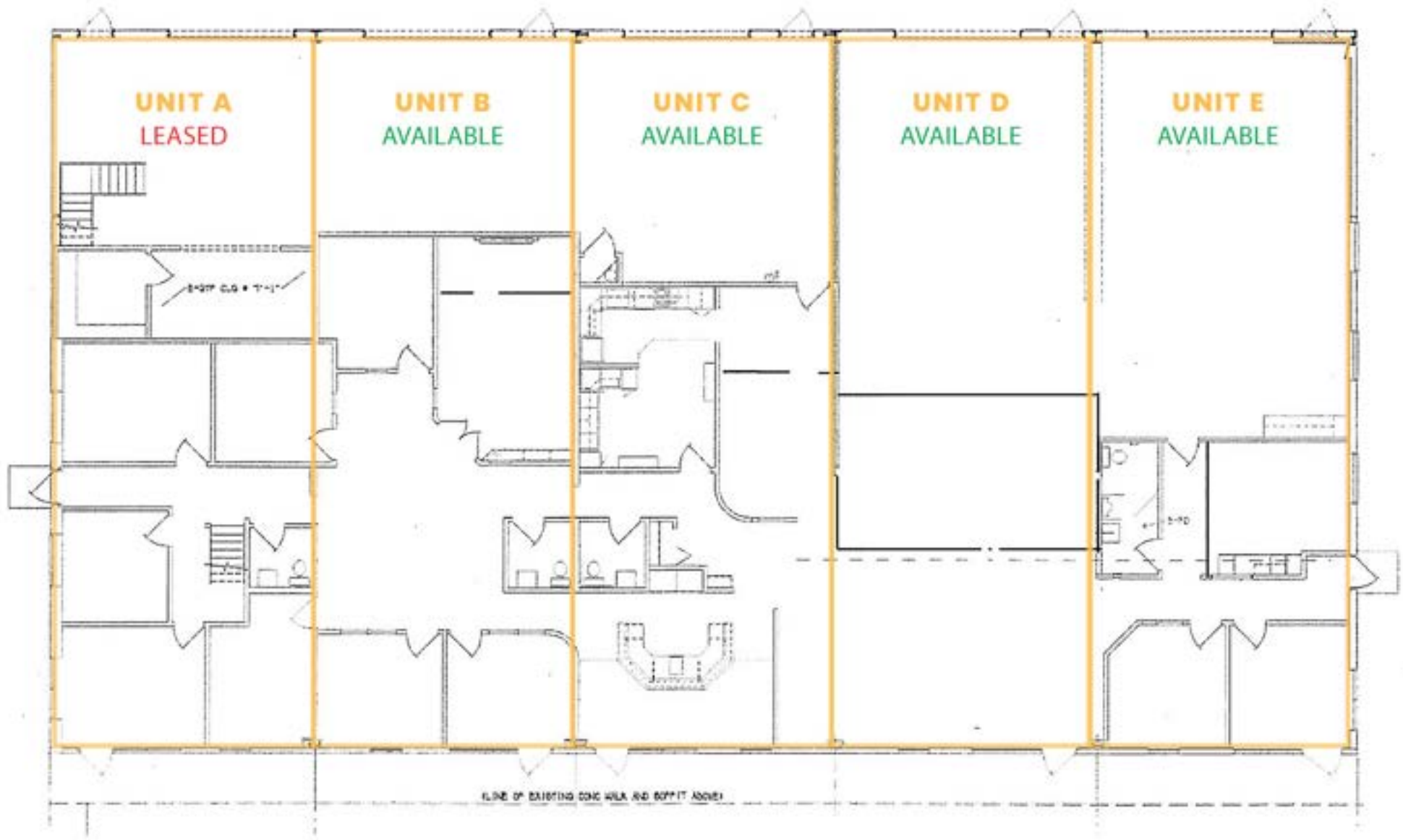
Five Industrial - Flex Units - 1,750 SF Each

597 Olathe St offers a practical, no-frills industrial space divided into five units, each approximately 1,750 sq. ft. Ideal for trades, fabrication, storage, automotive repair, distribution, or growing service businesses, this building delivers functionality without the Denver price tag.

- Drive-In Overhead Door - Easy loading/unloading
- Private Entrance per Unit
- Open Warehouse Layout - Add office or workspace as needed
- On-Site Parking
- Zoned for Industrial/Flex use

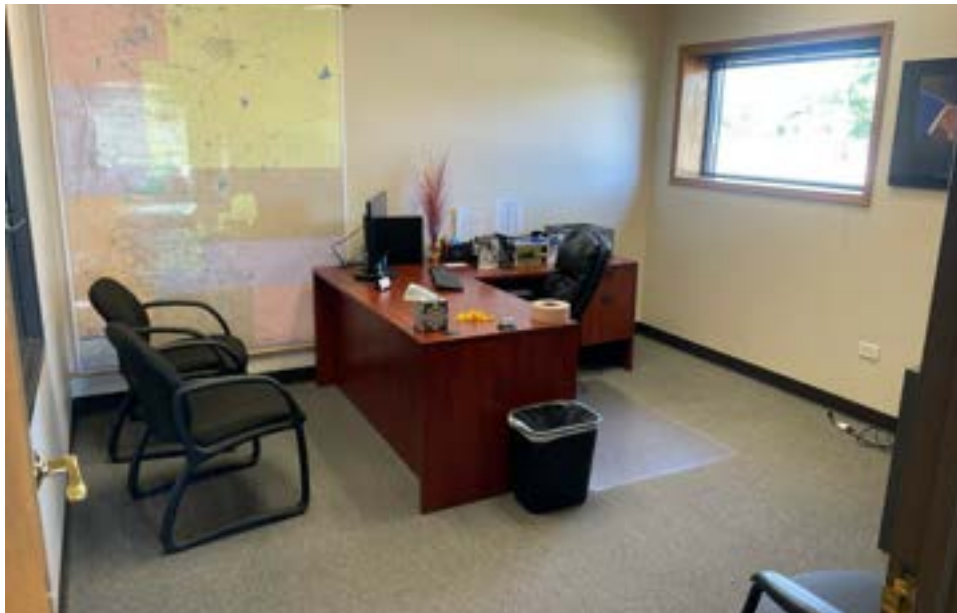


# FLOOR PLAN





## ADDITIONAL PHOTOS





## ADDITIONAL PHOTOS





# LOCATION MAP





# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 371       | 1,733     | 8,698  |
| Average Age          | 38        | 38        | 35     |
| Average Age (Male)   | 38        | 37        | 34     |
| Average Age (Female) | 39        | 39        | 35     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 105       | 497       | 2,930     |
| # of Persons per HH | 3.5       | 3.5       | 3         |
| Average HH Income   | \$85,345  | \$83,851  | \$76,804  |
| Average House Value | \$406,719 | \$416,741 | \$563,346 |

Demographics data derived from AlphaMap





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