

3555 North Moline Street

Aurora, CO 80010



FOR LEASE

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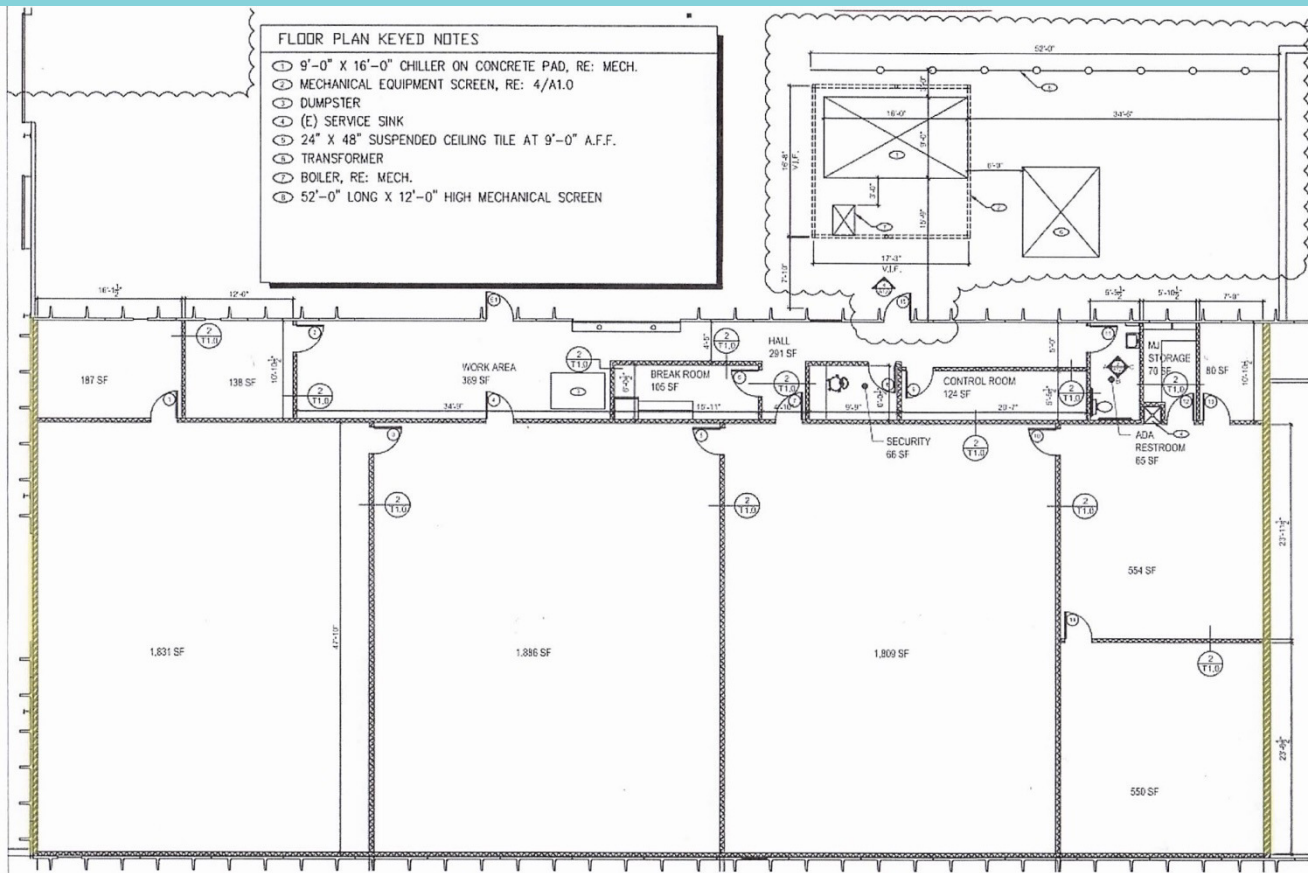
Property Highlights

- Versatile layout for customization
- Allows for bay door additions
- Potential for open-concept floor plan
- Spacious warehouse area
- Distribution facilities
- Flexible office space
- High ceilings for storage efficiency
- Proximity to major transportation routes
- Contemporary and well-maintained construction

Offering Summary

Lease Rate:	\$8.50 SF/yr (NNN)
Number of Units:	2
Available SF:	6,000 - 8,000 SF
Building Size:	14,000 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	80	317	2,904
Total Population	653	2,483	10,554
Average HH Income	\$135,524	\$164,569	\$161,002



Property Description

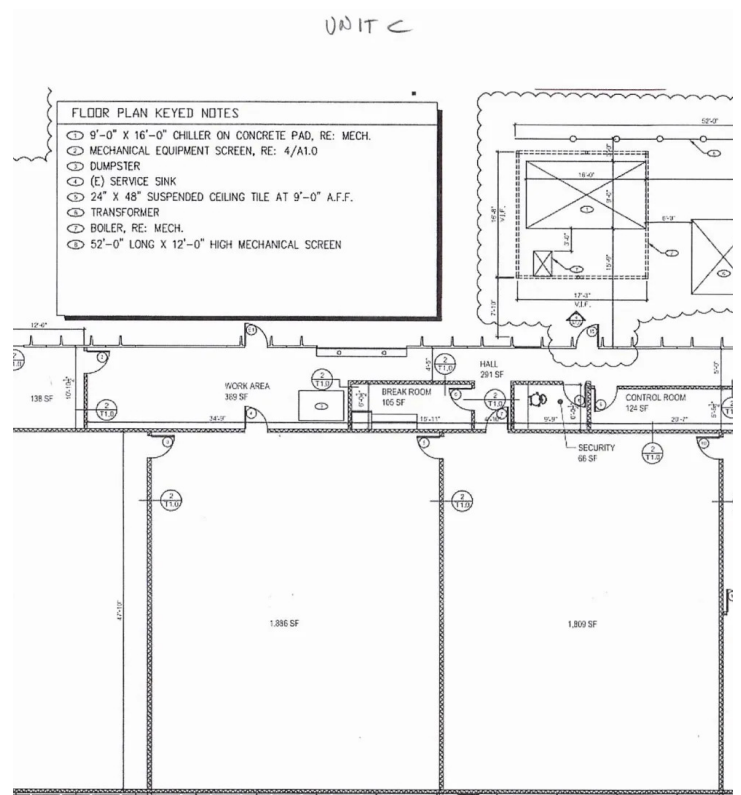
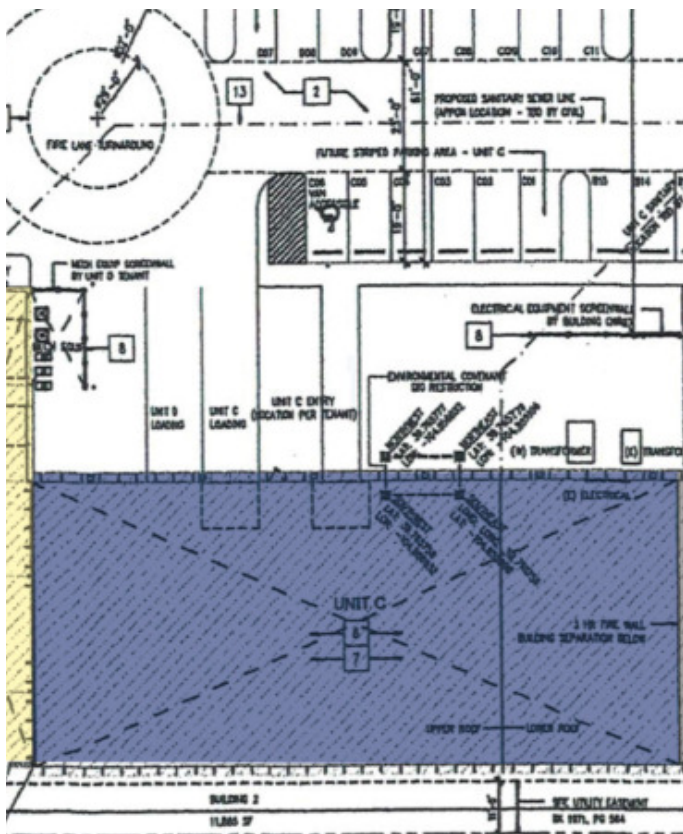
Strategically positioned in Aurora's bustling industrial corridor, 3555 N Moline St offers a premier opportunity for businesses seeking high-functioning flex or industrial space. This property sits in a prime location with rapid access to I-70 and the Anschutz Medical Campus, making it a logistics dream for companies looking to bridge the gap between Denver and DIA. With two versatile units now available, this site is ready to accommodate a variety of commercial needs, from light manufacturing and specialized trades to regional distribution.

Available for lease are Unit C and Unit D, providing a total of 14,000 square feet of adaptable workspace. Unit D offers a streamlined 6,000 square feet, perfect for a business looking for an efficient, functional footprint. For those requiring a larger or more specialized setup, Unit C boasts 8,000 square feet of high-potential space. These units can be leased individually or combined to create a comprehensive headquarters in one of the area's most sought-after industrial pockets.

Location Description

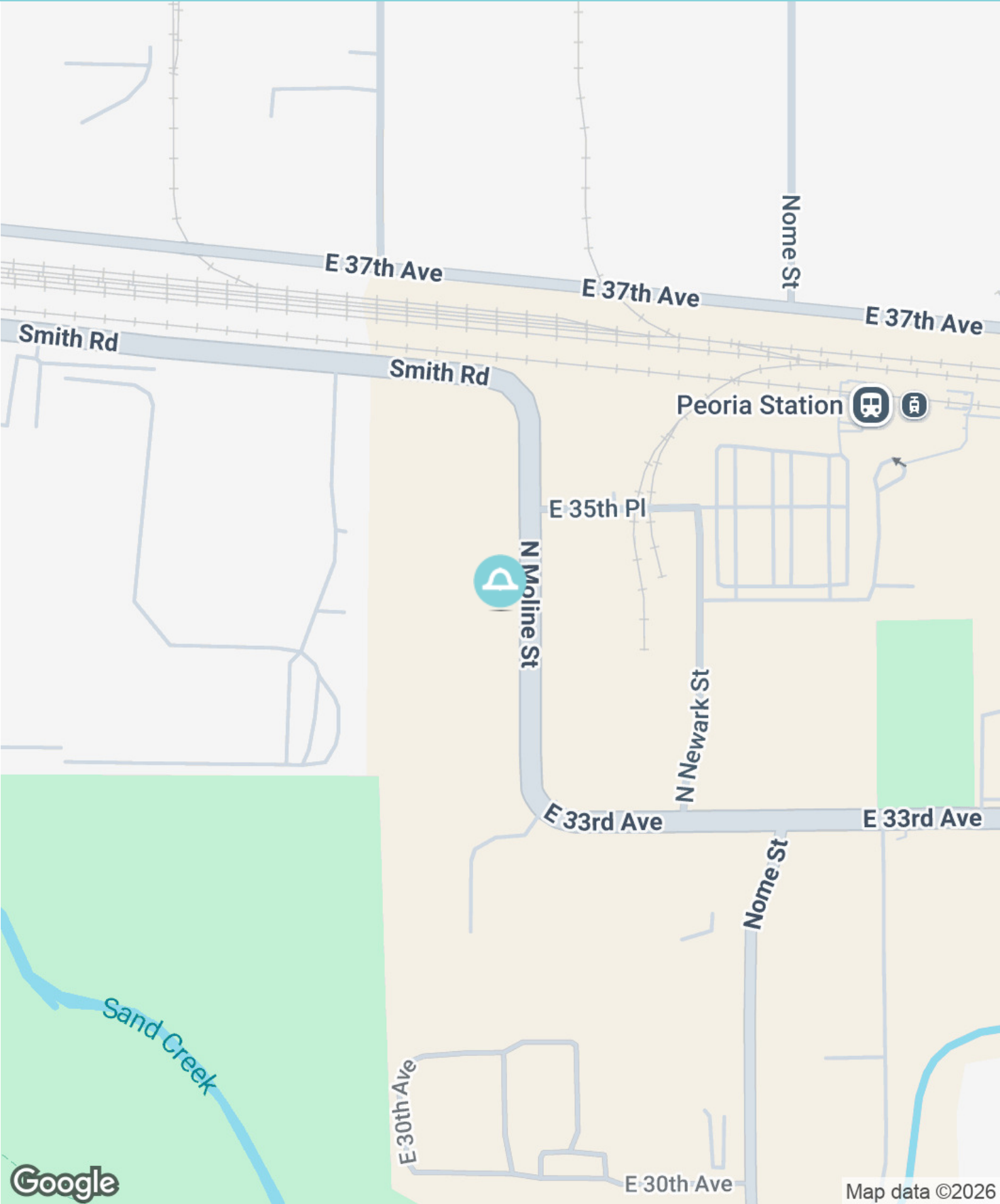
Discover the prime location of this industrial property in Aurora, CO, known for its strategic positioning in the heart of the Denver metro area. The surrounding area offers convenient access to major transportation arteries, including I-225, I-70, I-25, and DIA. Nearby, tenants will find a diverse and growing workforce, as well as a wide array of amenities, dining options, and retail centers. With its proximity to the Anschutz Medical Campus, the University of Colorado Hospital, and the Fitzsimons Innovation Community, the location presents unparalleled opportunities for companies in the industrial, warehouse, and distribution sectors to thrive and expand.

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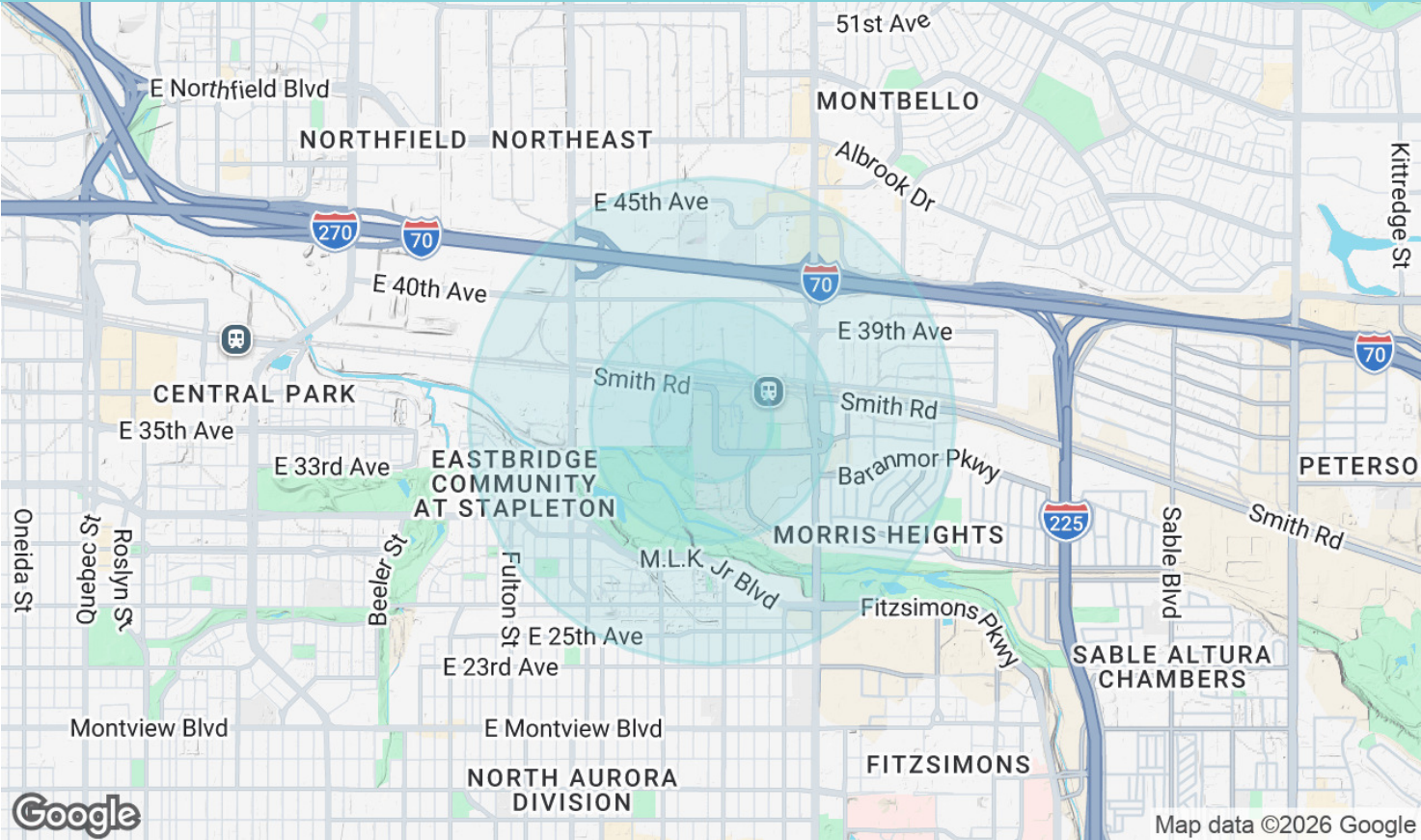
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	653	2,483	10,554
Average Age	32.7	34.0	33.7
Average Age (Male)	34.9	35.9	34.4
Average Age (Female)	29.5	31.2	33.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	80	317	2,904
# of Persons per HH	8.2	7.8	3.6
Average HH Income	\$135,524	\$164,569	\$161,002
Average House Value	\$561,820	\$748,748	\$734,692

2023 American Community Survey (ACS)