

# FOR SALE INDUSTRIAL/FLEX CONDO

**332 NORFOLK STREET  
SUITE G**

**AURORA · CO**



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REAL ESTATE GROUP



# EXECUTIVE SUMMARY

This  $\pm 1,500$  SF industrial/flex condominium unit offers a functional blend of front-loaded office (approximately 25%) and rear warehouse space, designed to support light industrial, service, and storage operations. The property features 13' clear heights, one grade-level overhead door, and approximately  $\pm 700$  SF of secure, fenced outdoor storage, providing valuable flexibility for trade-oriented users requiring both indoor and outdoor operational capacity.

Built in 1999 and zoned I-1 (Business/Tech District), the unit is well-positioned for small business owner-users seeking efficient, adaptable space within a business-friendly zoning environment. The practical layout, dedicated storage area, and clear-height functionality make this an attractive opportunity for users prioritizing operational efficiency and long-term usability.

For users requiring additional space, Units G and H—two identical, side-by-side units—may be purchased together, offering approximately  $\pm 3,000$  contiguous square feet of combined space along with expanded, combined secured yard areas.



**\$345,000** SALE PRICE | **1,500 SF** SUITE SIZE



# PROPERTY OVERVIEW



## ADDRESS

332 NORFOLK STREET, SUITE G  
AURORA, CO 80011



## PROPERTY TYPE

INDUSTRIAL/FLEX



## SUITE SIZE

1,500 SF



## PARCEL NUMBER

1975-08-1-22-002



## YEAR BUILT

1999



## SALE PRICE

\$345,000



## PARKING RATIO

1.48/1,000 SF



## ZONING

I-1 (BUSINESS/TECH DISTRICT)



## GRADE LEVEL DOORS

1



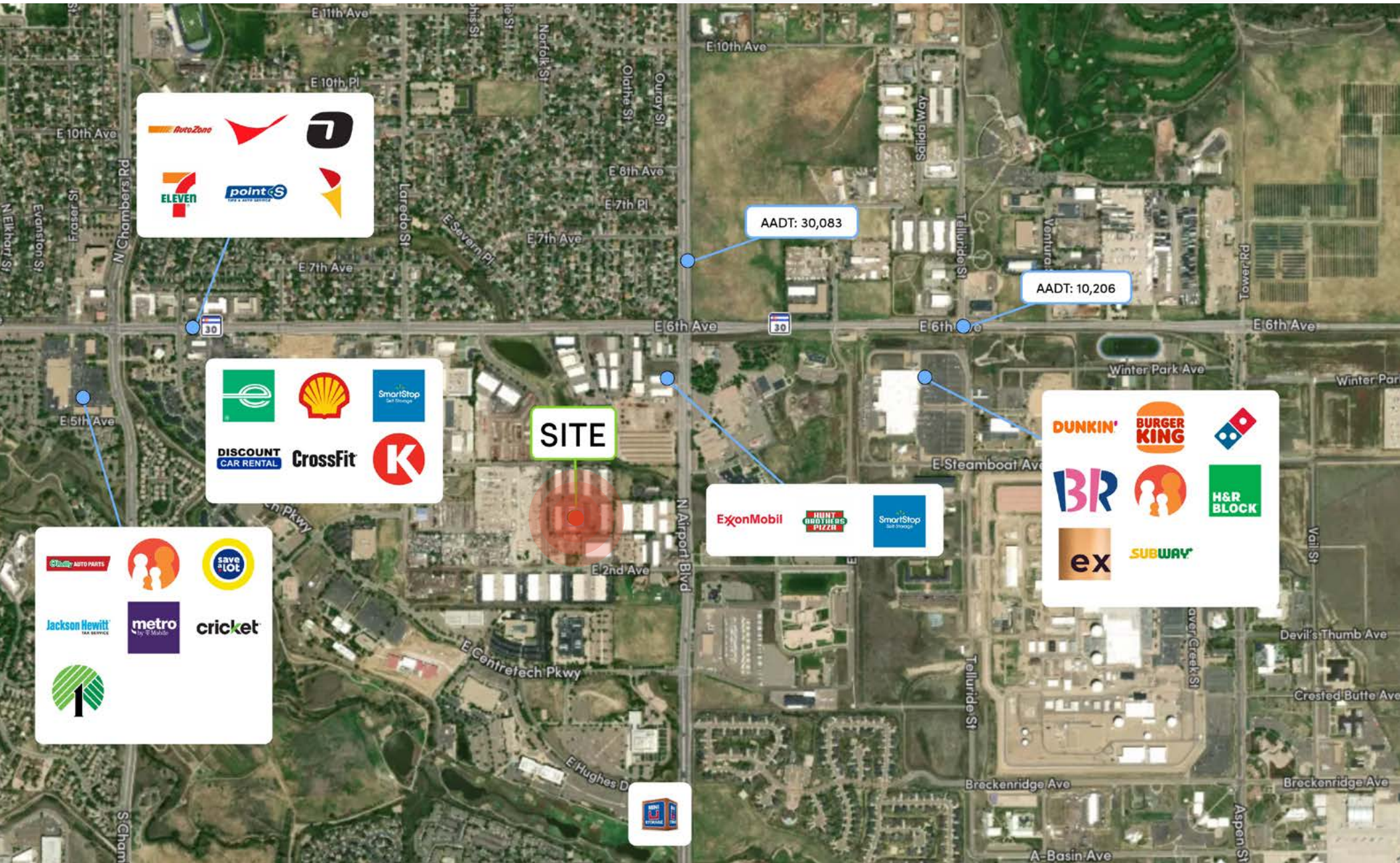
## CLEAR HEIGHT

13 FEET



- Industrial/flex condominium unit featuring approximately 25% front-loaded office with rear warehouse functionality
- Includes one grade-level overhead door and approximately  $\pm 700$  SF of secure, fenced outdoor storage
- 13' clear heights allow for efficient light industrial, storage, and service uses
- Ideal for small trade or service-oriented owner-users seeking functional space with dedicated outdoor storage





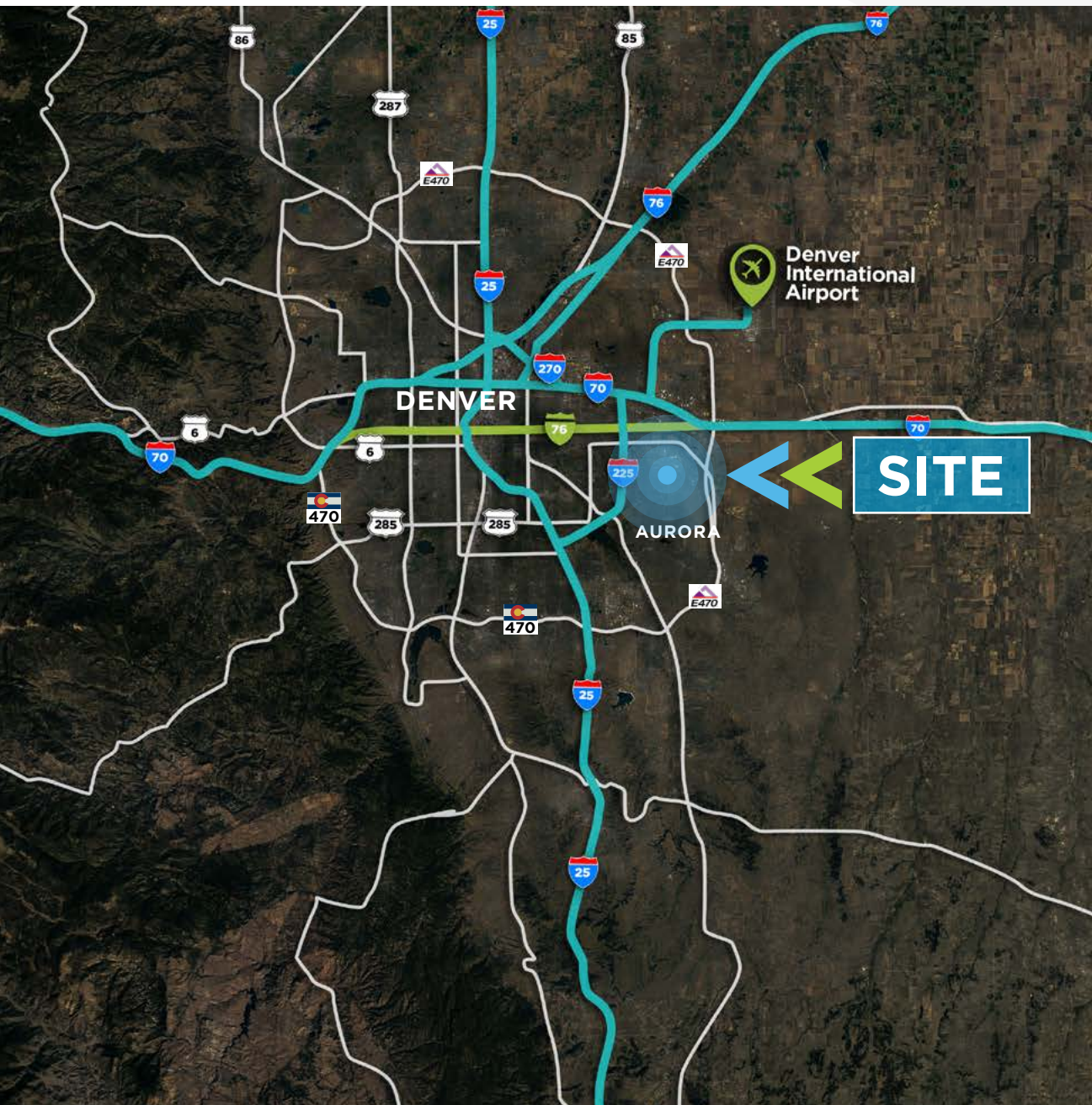


# PROPERTY PHOTOS





# LOCATION OVERVIEW



	2023 Median Household Income	2023 Average Household Income	% Population Change
DOUGLAS COUNTY	\$132,769	\$176,528	7.06%
ARAPAHOE COUNTY	\$89,200	\$126,314	1.52%
DENVER COUNTY	\$85,243	\$125,855	3.88%
BOULDER COUNTY	\$97,612	\$141,680	1.73%
LARIMER COUNTY	\$82,129	\$118,368	4.18%
WELD COUNTY	\$88,463	\$113,025	6.87%

## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	9,812	120,317	350,483
2025 Estimate	9,529	120,458	341,162
Growth 2025-2030	3%	2.4%	2.7%
Average Age	34	36	37
Average Household Income	\$75,200	\$84,400	\$95,200

### BUSINESS

Employees	7,596	94,107	267,602
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