

11380 SMITH ROAD

Aurora, CO 80010

78,221 SF AVAILABLE
FOR SALE OR LEASE

FREE STANDING BUILDING WITH HEAVY POWER
AND ZONED FOR OUTDOOR STORAGE!



STREAM

BUILDING SPECIFICATIONS

Building Size	±78,221 SF
Office Size	±8,750 SF
Site Size	5.6 Acres
City/County	Aurora / Adams
Loading	One (1) Double Wide, Ramped Dock High Door Three (3) Drive-In Doors
Clear Height	±20'
Year Built/Renovated	1969 / 2020
Zoning	I-2, Up to ±2 Acres of Outdoor Storage
Power	4,000 A, 277/480 V, 3-phase, 4-wire service, approx. 3.33 MVA total capacity
Sprinklers	Wet
Lease Rate	\$8.95/SF
Sales Price	Contact Broker
OPEX	\$3.95/SF

HIGHLIGHTS

- HEAVY POWER!
- Standby Generation: New MTU (Rolls Royce) with outdoor enclosure. 480v, 3 Phase
- Three (3) on-site transformers
- Zoned for Outdoor Storage, excess land available for screened area
- Mezzanine for extra space
- Double dock drive-in with ramp
- New TPO roof installed in 2020
- New fireproof extraction room
- New fire suppression system
- Positioned near I-70 and I-225
- Urban-adjacent industrial space
- Economic development zone

Whole Building Aerial



Common Area/Offices



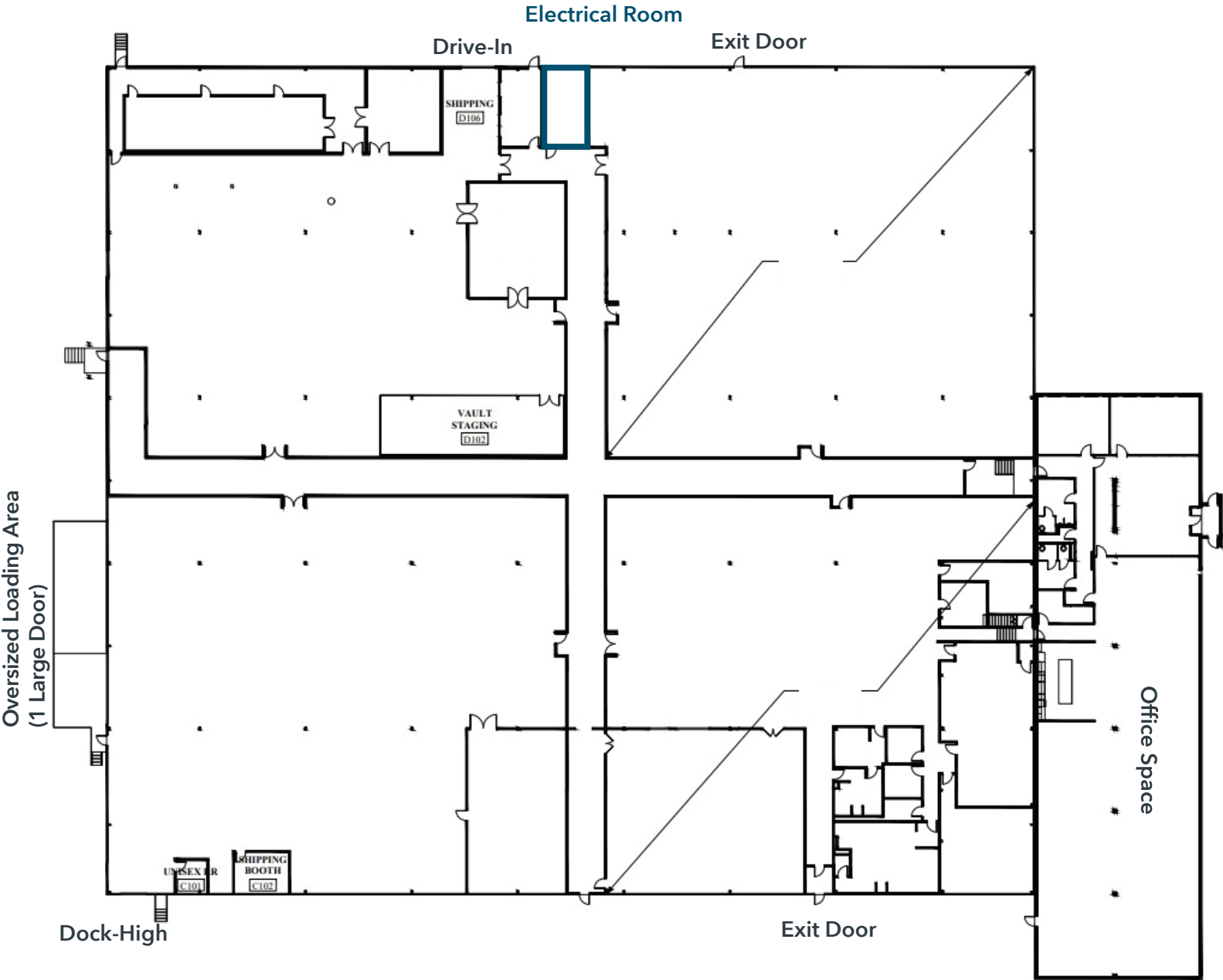
Kitchen/Break Area



Extraction Room/Warehouse

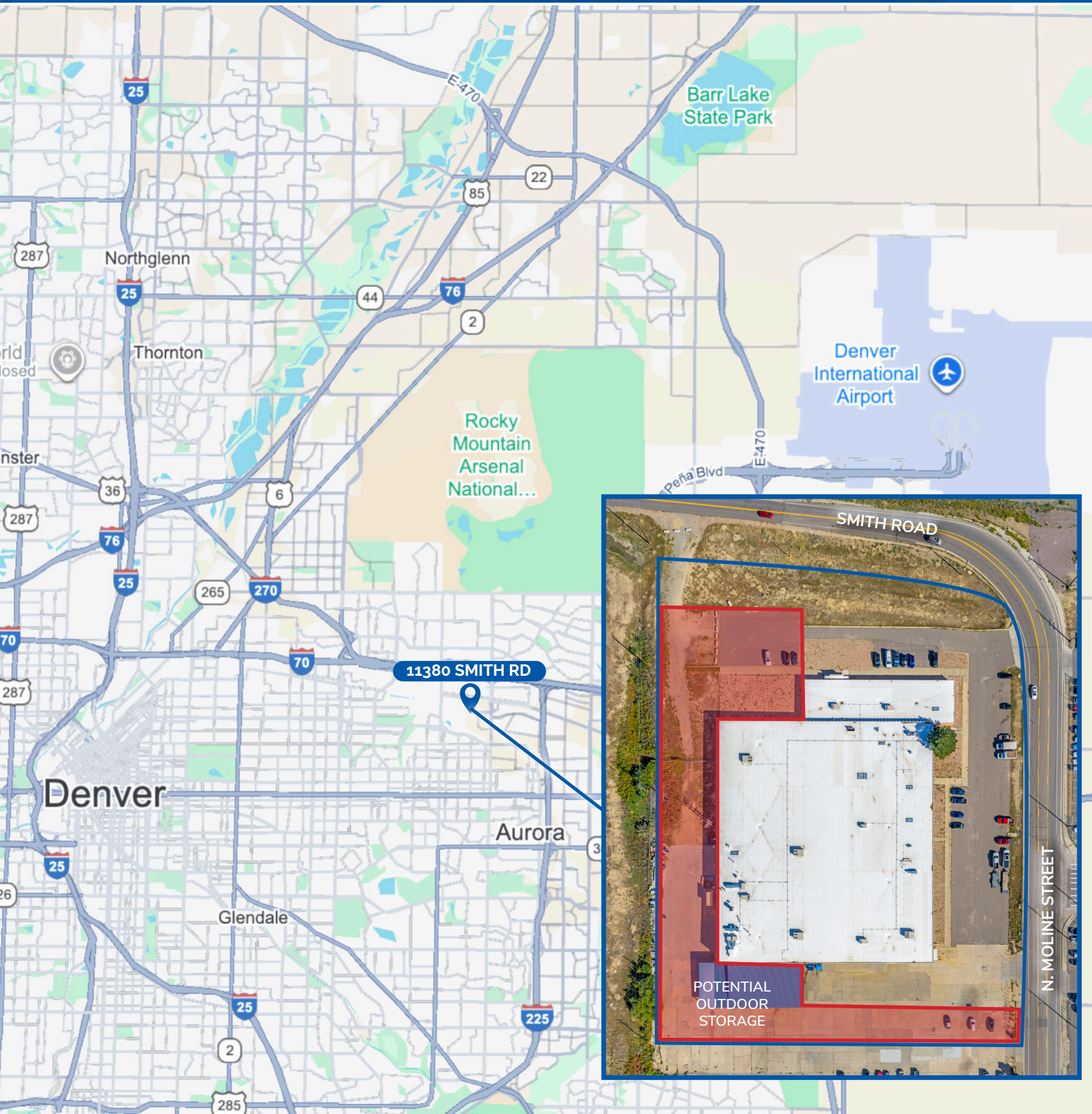


FLOOR PLAN



DEMISING WALLS CAN BE REMOVED TO CREATE A LARGE, OPEN FLOOR PLATE

MAP



FOR SALE INFORMATION:

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