

## Industrial warehouse for sublease

Clarion Gateway | Building 24  
3700 N Salida St  
Aurora, CO 80011



## Industrial sublease opportunity

- Modern Class A industrial facility in one of Denver's high-growth submarket
- Lowest lease rate in the DIA/Pena Blvd submarket
- Single-story industrial building, ideal use for logistics, distribution, and storage operations
- Positioned within a thriving industrial corridor, providing business advantage and operational efficiency

<b>Sublease term</b>	Thur Oct 31, 2027
<b>Total square footage</b>	43,883 sf (divisible)
<b>Lease rate</b>	\$8.00/sf
<b>NNN</b>	\$6.55/sf
<b>Clear height</b>	28' - 32'
<b>Sprinklers</b>	ESFR
<b>Lighting</b>	LED
<b>Parking</b>	1.63/1,000 sf
<b>Zoning</b>	M-2
<b>City/County</b>	Aurora/Adams

### Get more information

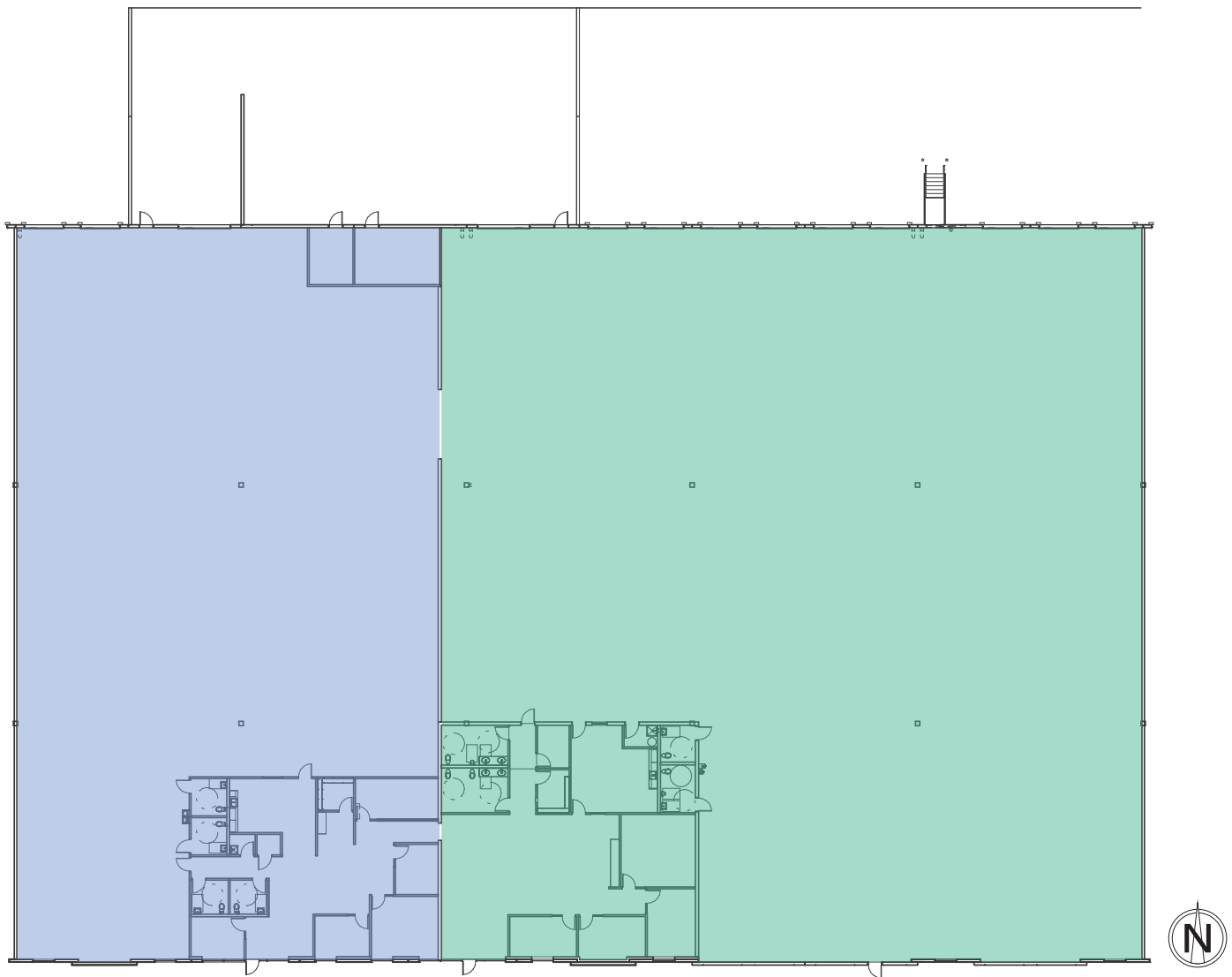
**Dawn McCombs**  
Principal, Industrial Services  
+1 720 508 8110  
dawn.mccombs@avisonyoung.com

**Ryan Almaleh**  
Vice President, Industrial Services  
+1 303 390 0961  
ryan.almaleh@avisonyoung.com

**Unit 30/20**

43,883 sf

Lease rate: \$8.00/sf when both spaces are leased together



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### Unit 30 17,363 sf

**Available:** May 1, 2026

**Lease rate:** \$9.00/sf

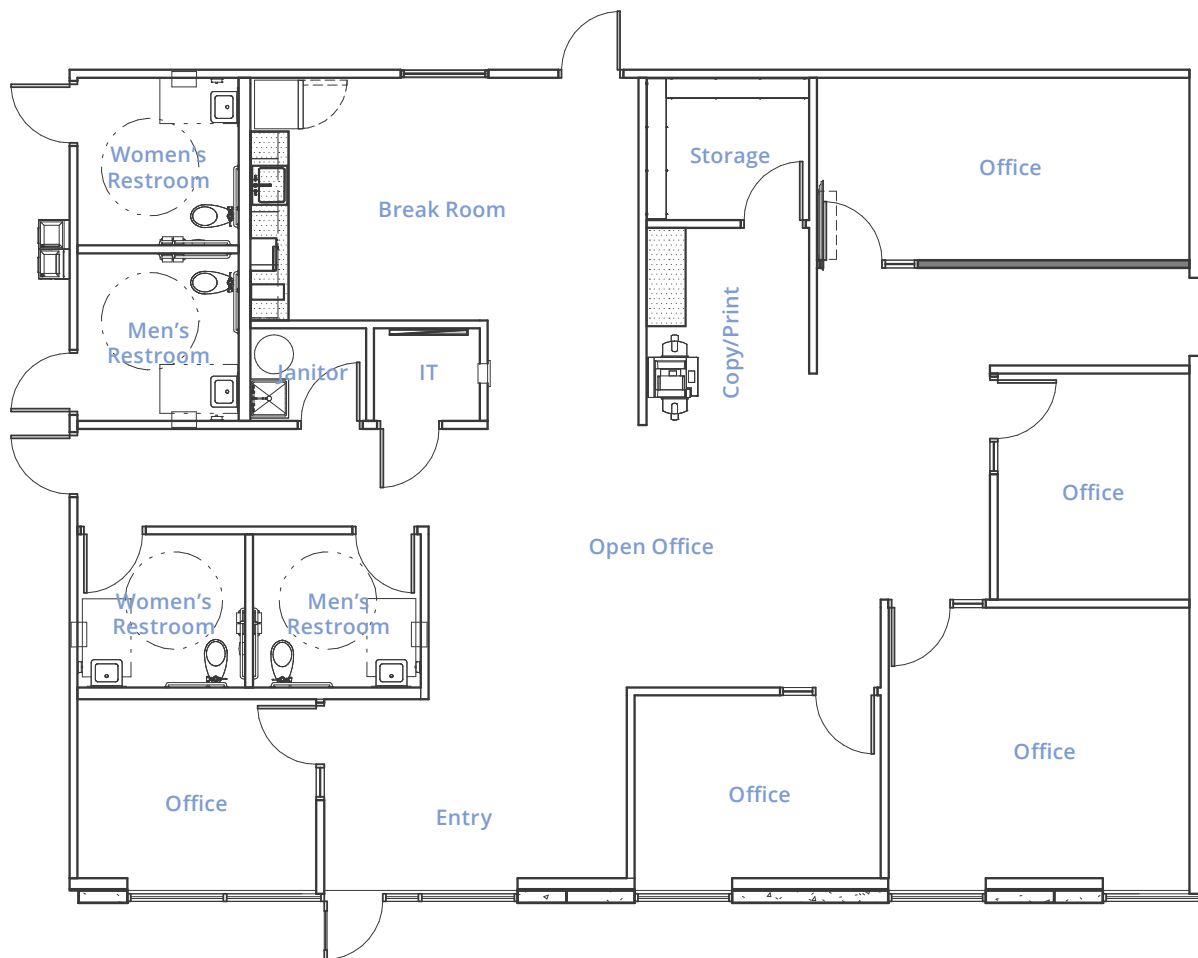
**Office configuration:**

- (5) private offices
- Break room
- Open area

**Loading:**

- (1) 10'x14' ramped door
- (2) 8'x10' dock-hi doors

**Power:** 400 amps/480v/3p



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### Unit 20 26,520 sf

**Available:** July 1, 2026

**Lease rate:** \$8.50/sf

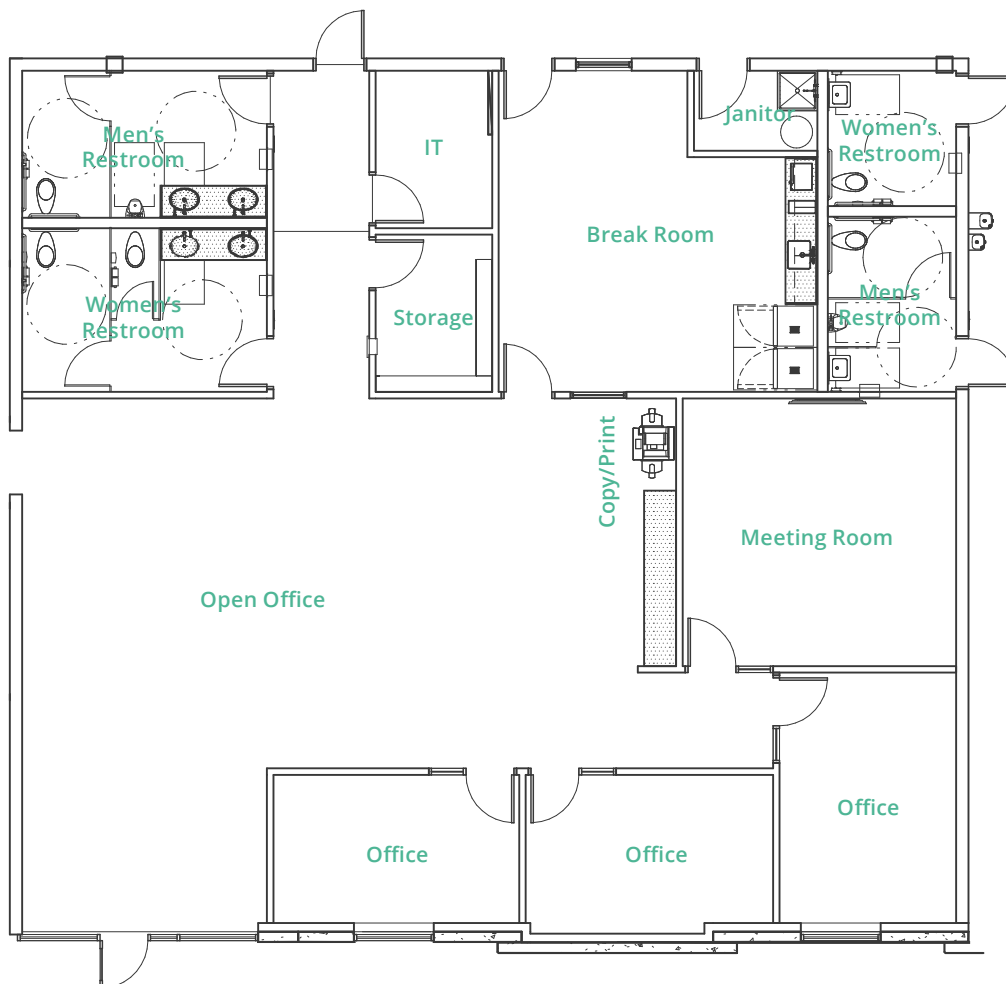
**Office configuration:**

- (3) private offices
- Meeting room
- Break room
- Open area

**Loading:**

- (1) 10'x14' ramped door
- (9) 8'x10' dock-hi doors

**Power:** 1,000 amps/480v/3p



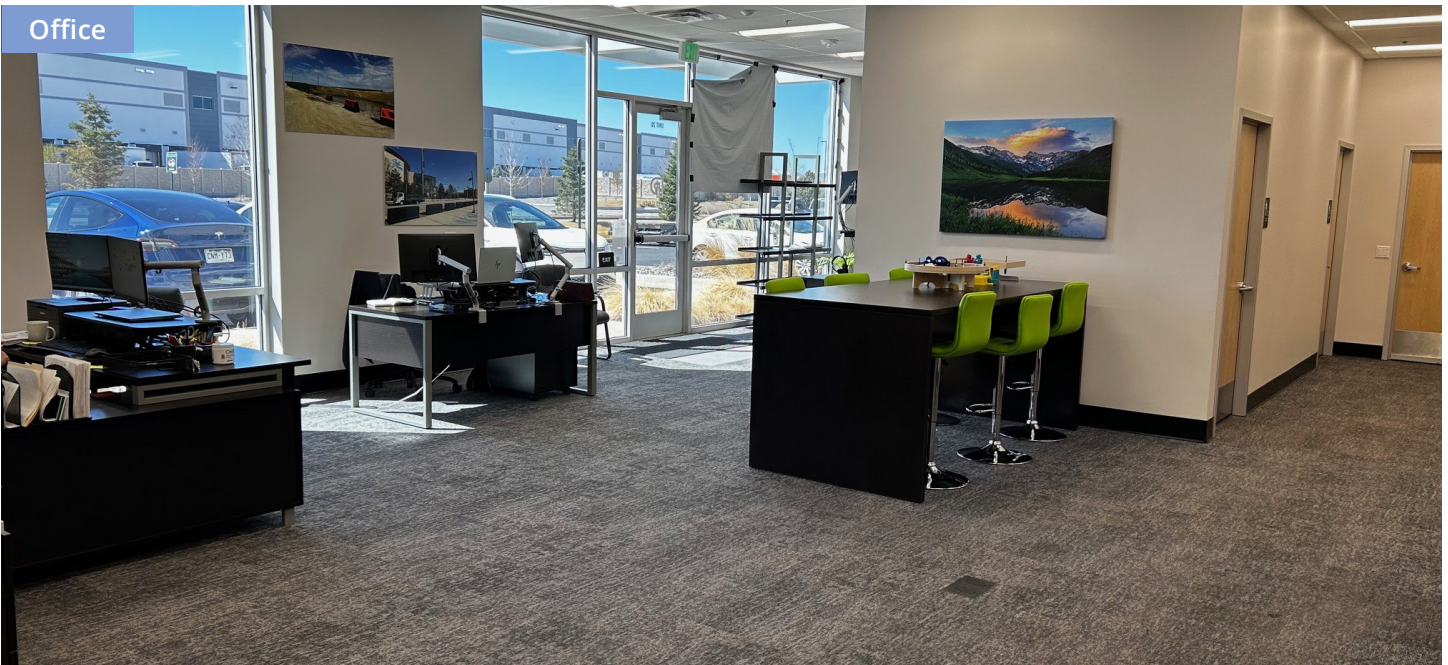
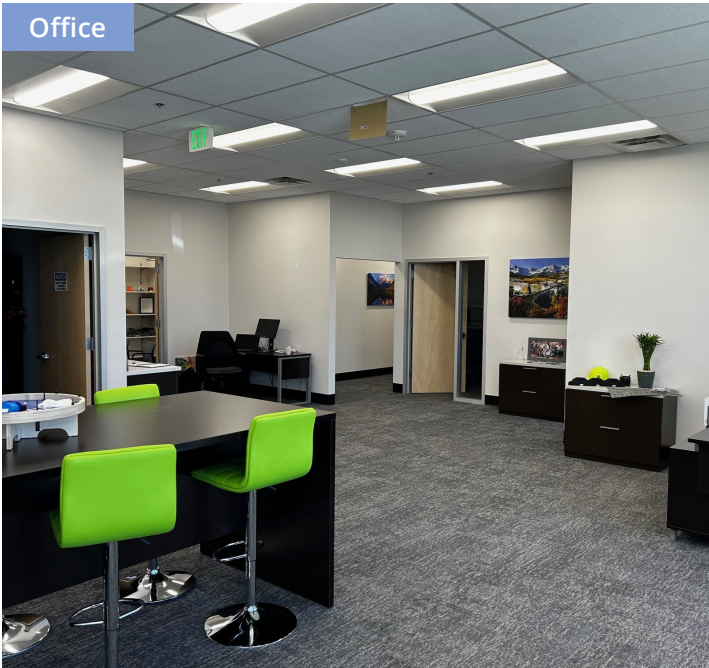
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## Prime northeast Denver location

- 3700 N Salida St is near Interstate 70, the main arterial that connects the Rocky Mountains to the Great Plains.
- Incredible connectivity to the Denver Metro interstate system and RTD transit system.
- Easy access to Interstate 70, Pena Boulevard, and E-470, supporting regional and interstate distribution.
- Approximately 12 minutes by car to the Denver International Airport (DIA) and 15 minutes to Downtown Denver.



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