

FOR SALE
9,584 SF

New Price



INDUSTRIAL PROPERTY

508 OLATHE ST,
AURORA, CO 80011

Chip McReynolds
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*Novel*Commercial
Ilya Klein
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FINANCIAL SUMMARY

OFFERING PRICE **\$1,860,000**

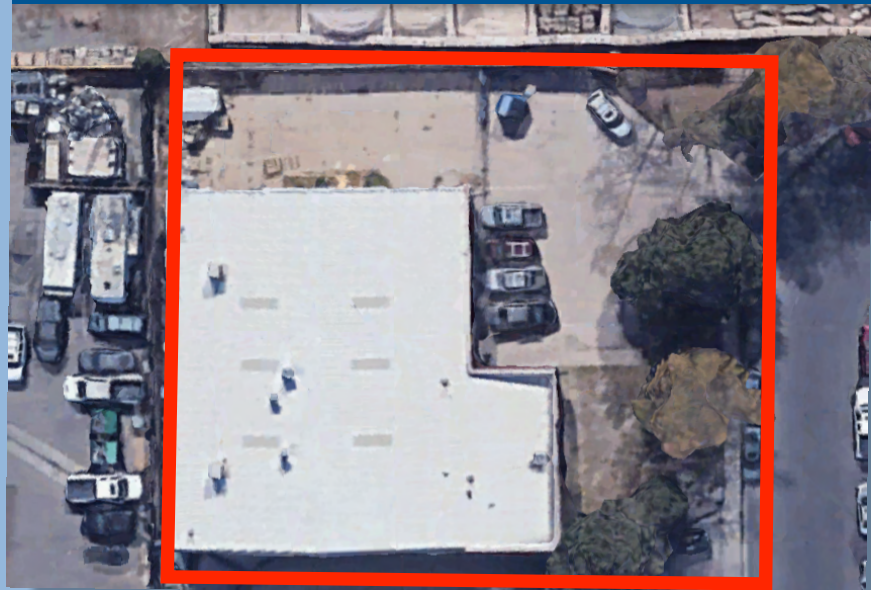
LEASABLE AREA **9,584 SF**

PRICE PER SF **\$194**

LOT SIZE **0.56 Acres**

COUNTY **Arapahoe**

ZONING **M-1**



IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller. Please do not provide any information deemed private or confidential.

*Novel*Commercial

OVERVIEW



- ✓ **Freestanding Industrial with Fenced Yard**
- ✓ **Two Electric-Motorized Drive-In Overhead Doors**
- ✓ **Close to DIA, I-225 and I-70 along 6th Ave**
- ✓ **Concrete Parking Lot**
- ✓ **0.56 Acres**
- ✓ **Insulated and Skylights**
- ✓ **Fully Fire Sprinklered**
- ✓ **400A of 240V 3-Phase Electrical Power**

DRIVE-INS

2

COUNTY

Arapahoe

CLEAR HEIGHT

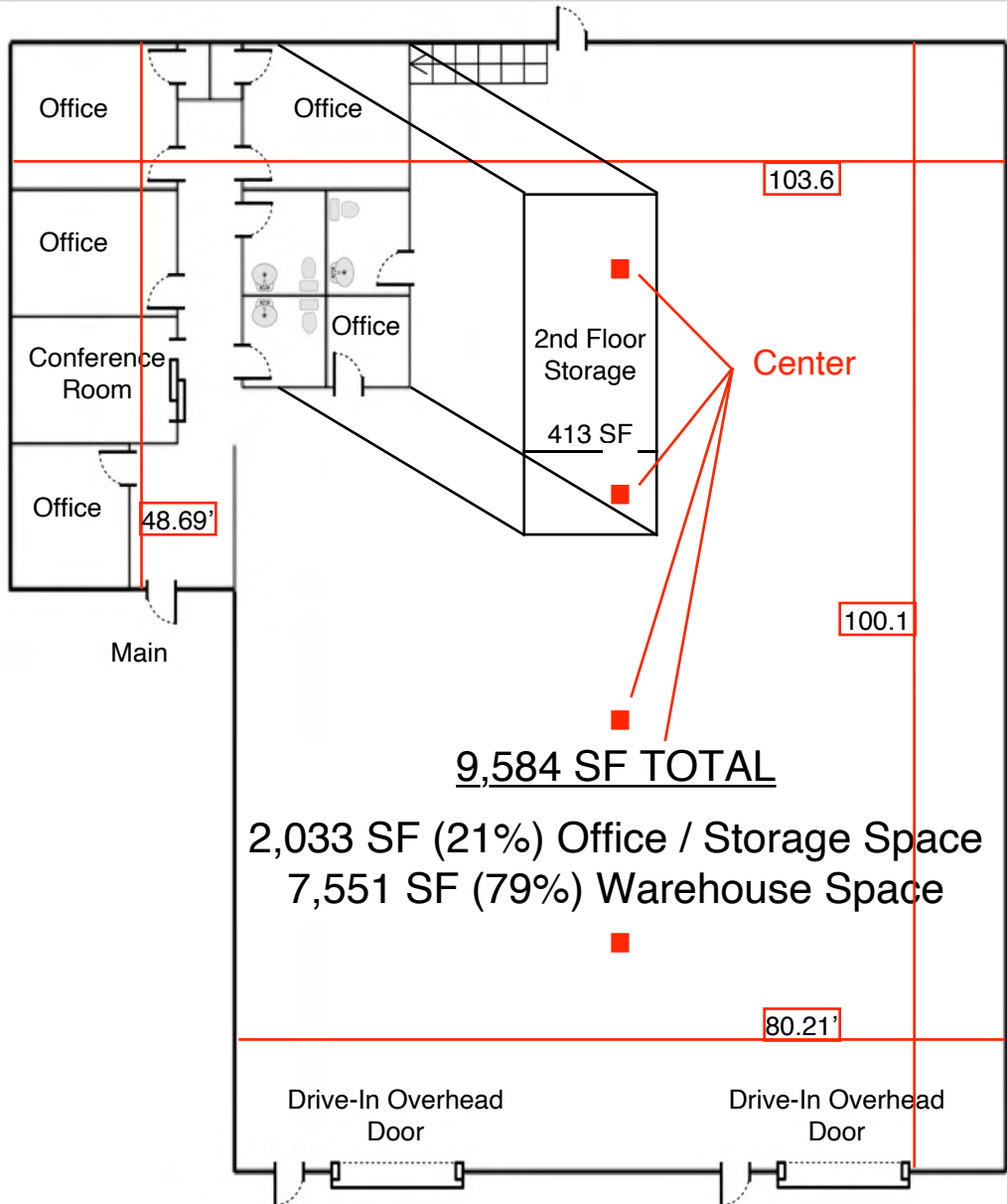
19.6'-13.9'

ZONING

M-1

LOT

0.56 Acres



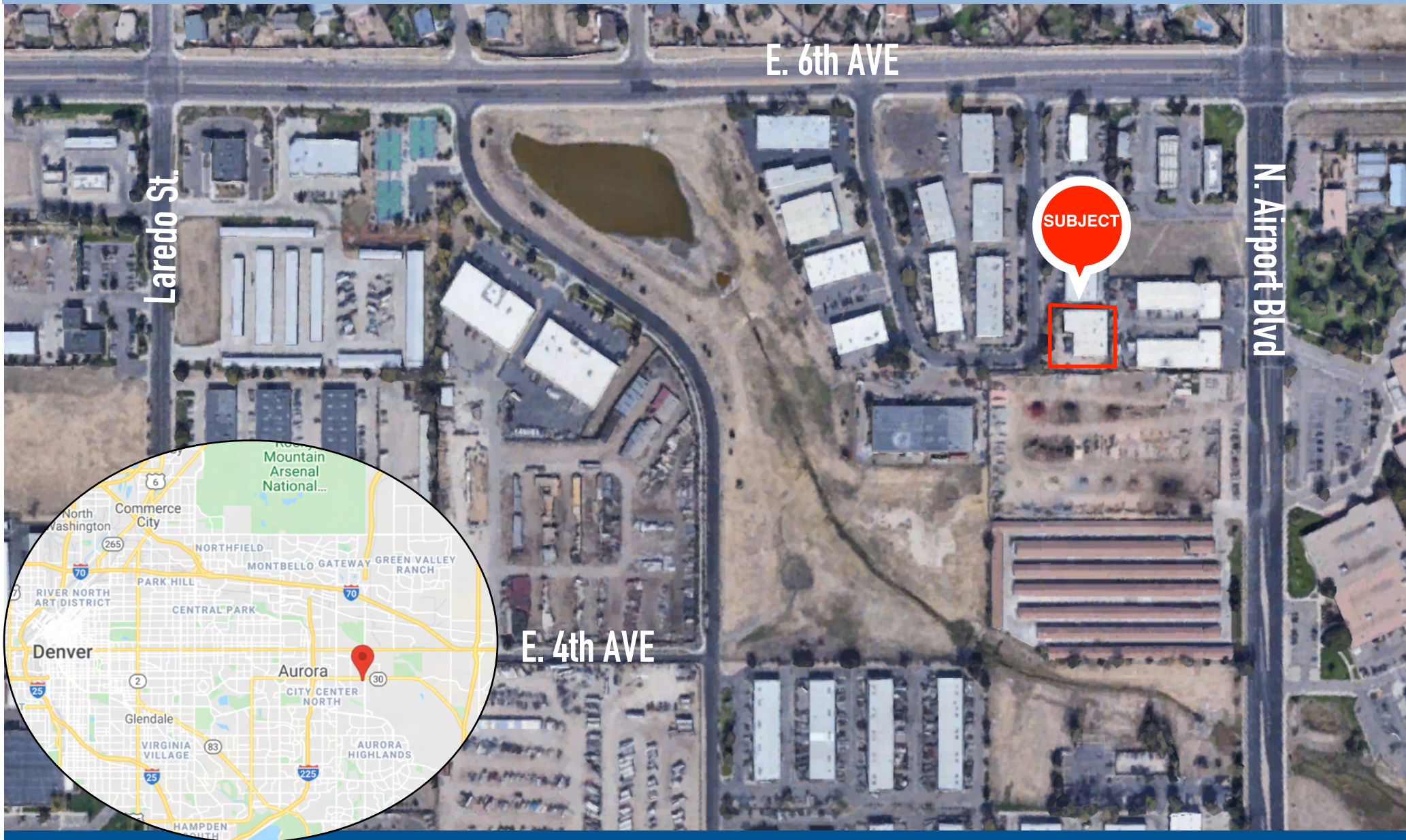
OFFICE AREA

- 2,033 SF Office/Storage Space
- HVAC System
- 4 Private Offices
- 1 Conference Room
- 2 ADA Bathrooms

WAREHOUSE AREA

- 2 Drive-In Overhead Doors
- 2 Swamp Coolers
- 19.6' Clear Height at Center Peak
- 13.9' Clear Height at Sides
- Additional Upstairs Storage
- 7,551 SF Warehouse Space
- 1 Center Row of Support Posts
- 1 ADA Bathroom

LOCATION



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