

FOR LEASE
\$19.00 PSF MG



DAYTON STREET LIGHT INDUSTRIAL
770 DAYTON STREET
Aurora, CO 80010



BUILDING SF

1,880 SF



PARKING

8 SPACES



LEASE RATE

\$19/SF MG

PROPERTY HIGHLIGHTS

- **±1,880 SF light-industrial space**
- **Drive-through layout with two overhead doors**
- **±10' clear height**
- **Compressed air piped throughout**
- **Two private offices and one restroom**
- **Ideal for contractor and light fabrication uses**



YEAR BUILT/RENO

1972 / 2025



CLEAR HEIGHT

10'



LOADING DOORS

**2 DRIVE IN
15'9" X 8'6"
10' X 8'**

PROPERTY DESCRIPTION

770 Dayton St offers approximately 1,880 SF of functional light-industrial space in Aurora's Central submarket with convenient access to Colfax Avenue, I-225, and the greater Denver metro.

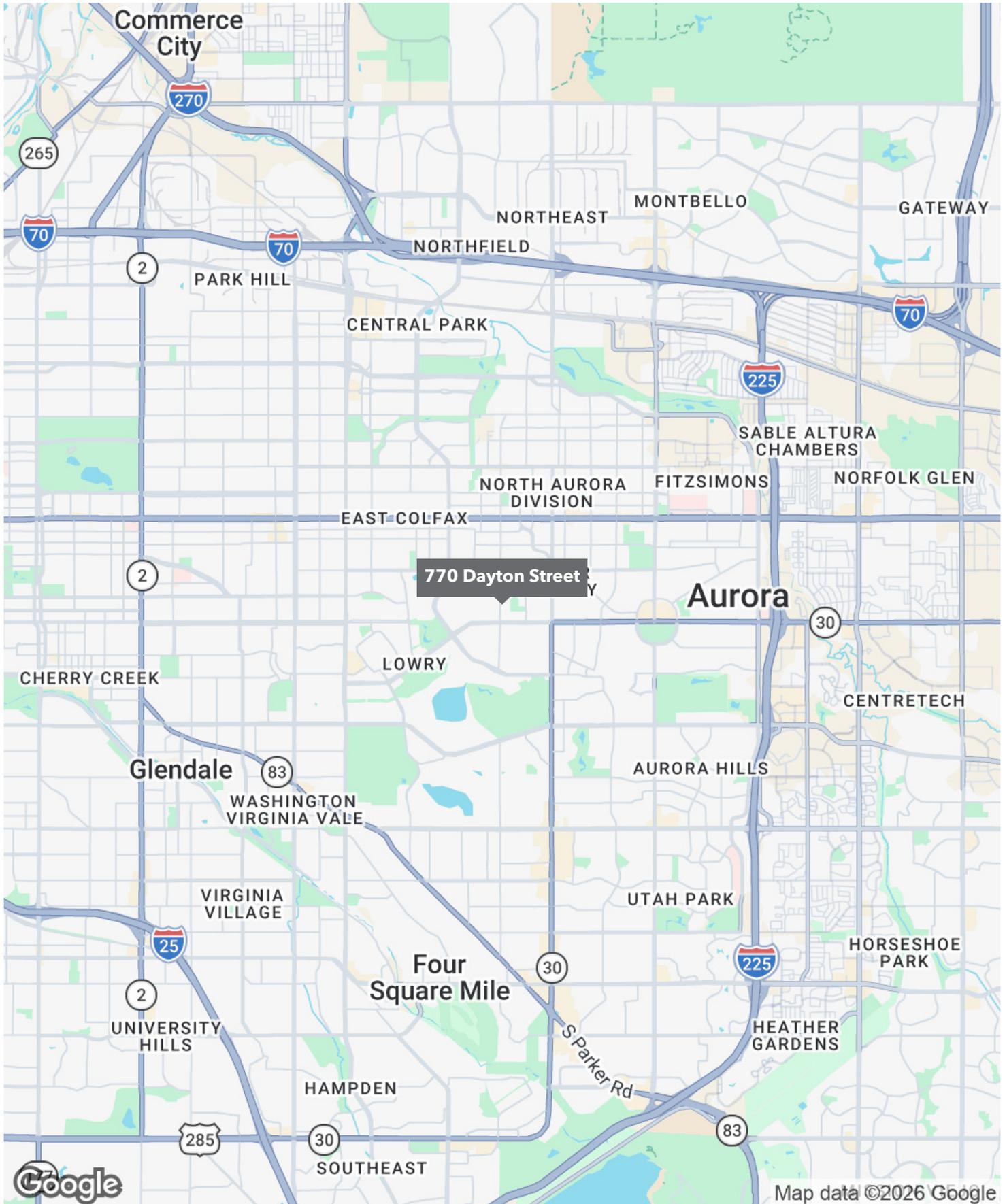
The unit features a drive-through layout with two overhead doors, approximately 10' clear height, two private offices, one restroom, and an open work area. Compressed air is piped throughout the space, supporting contractor operations, light fabrication, woodworking, and small assembly uses.

Automotive repair and body work use subject to landlord approval.

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REGIONAL MAP



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RETAILER MAP



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AERIAL MAP



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ADDITIONAL PHOTOS



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 **MADISON
COMMERCIAL
PROPERTIES**

ADDITIONAL PHOTOS

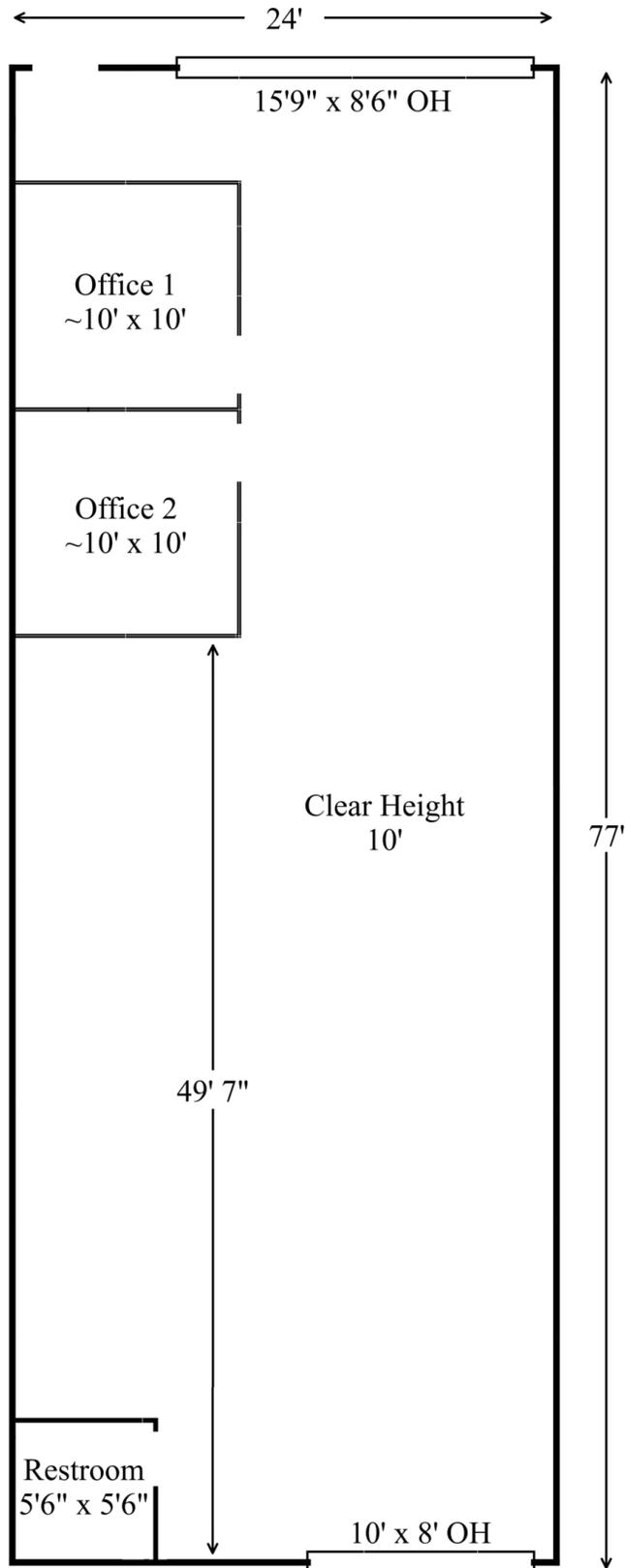


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FLOOR PLANS



This floor plan is provided for illustrative purposes only. All dimensions and configurations are approximate and subject to verification by Tenant. This plan is not to scale and is not intended for construction or architectural use.

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