

FOR SALE
9,584 SF



INDUSTRIAL PROPERTY

508 OLATHE ST,
AURORA, CO 80011

Ilya Klein
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*Novel*Commercial
501 S Cherry Street Suite 1100
Denver, CO 80246

FINANCIAL SUMMARY

OFFERING PRICE	\$1,975,000
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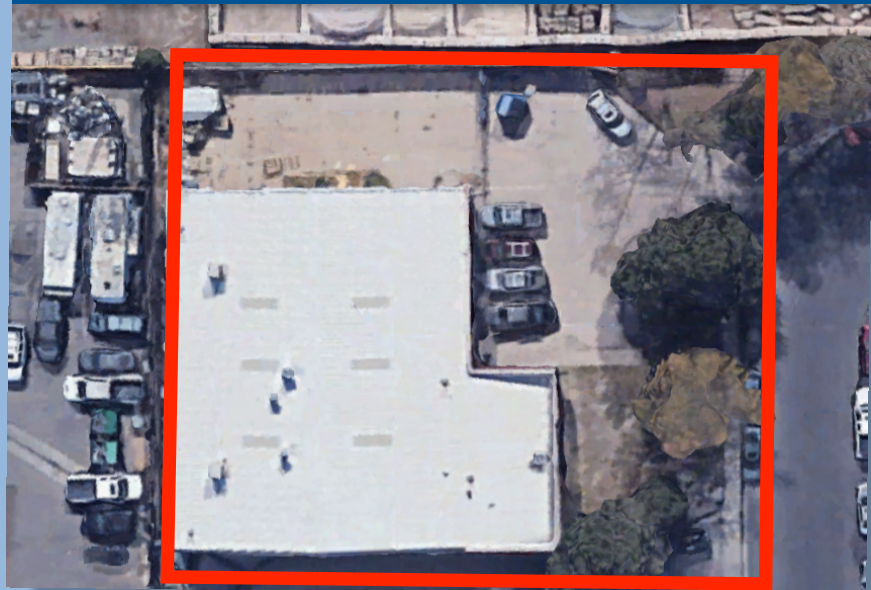
LEASABLE AREA	9,584 SF
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PRICE PER SF	\$206
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LOT SIZE	0.56 Acres
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COUNTY	Arapahoe
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ZONING	M-1
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*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

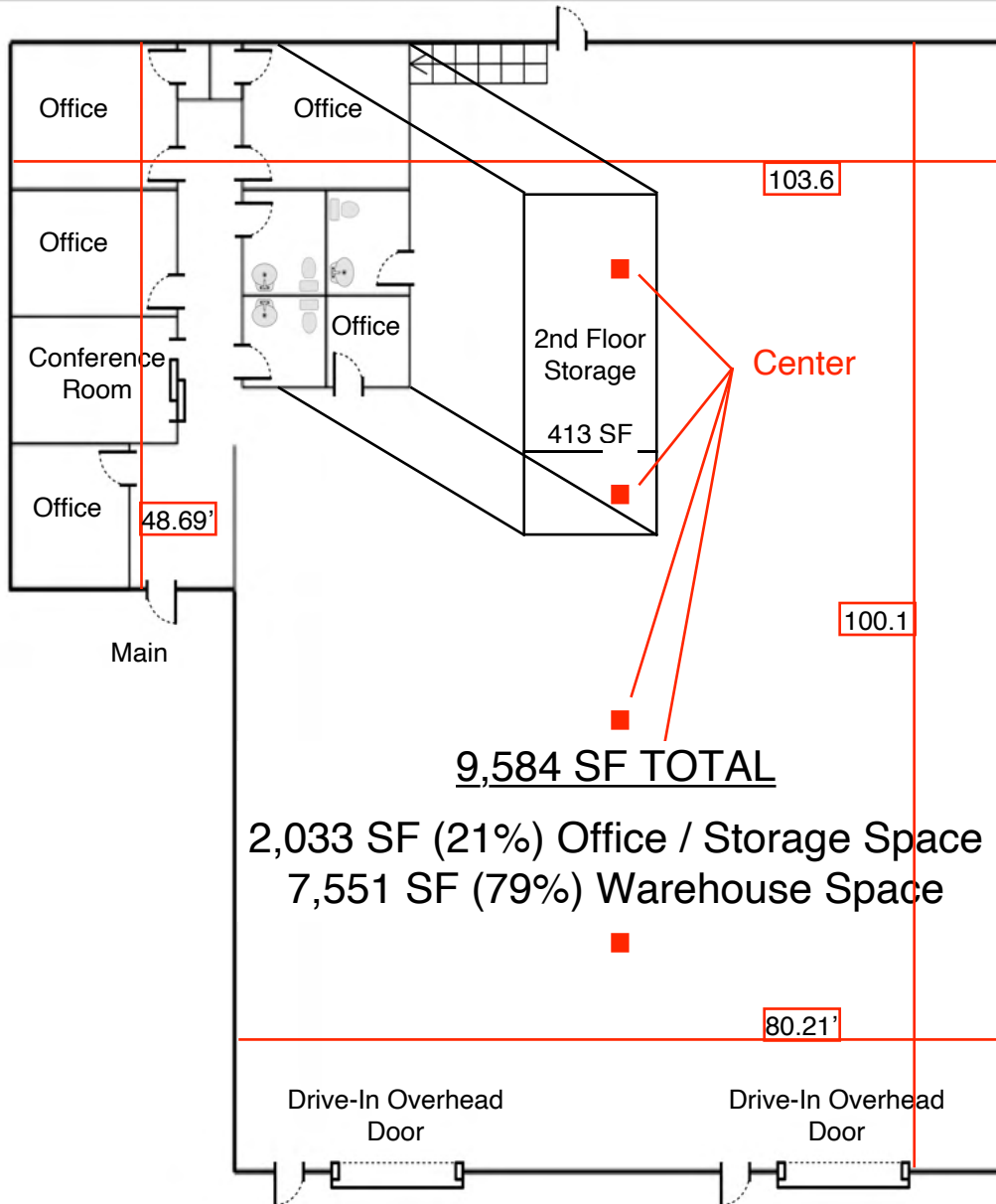
19.6'-13.9'

ZONING

M-1

LOT

0.56 Acres



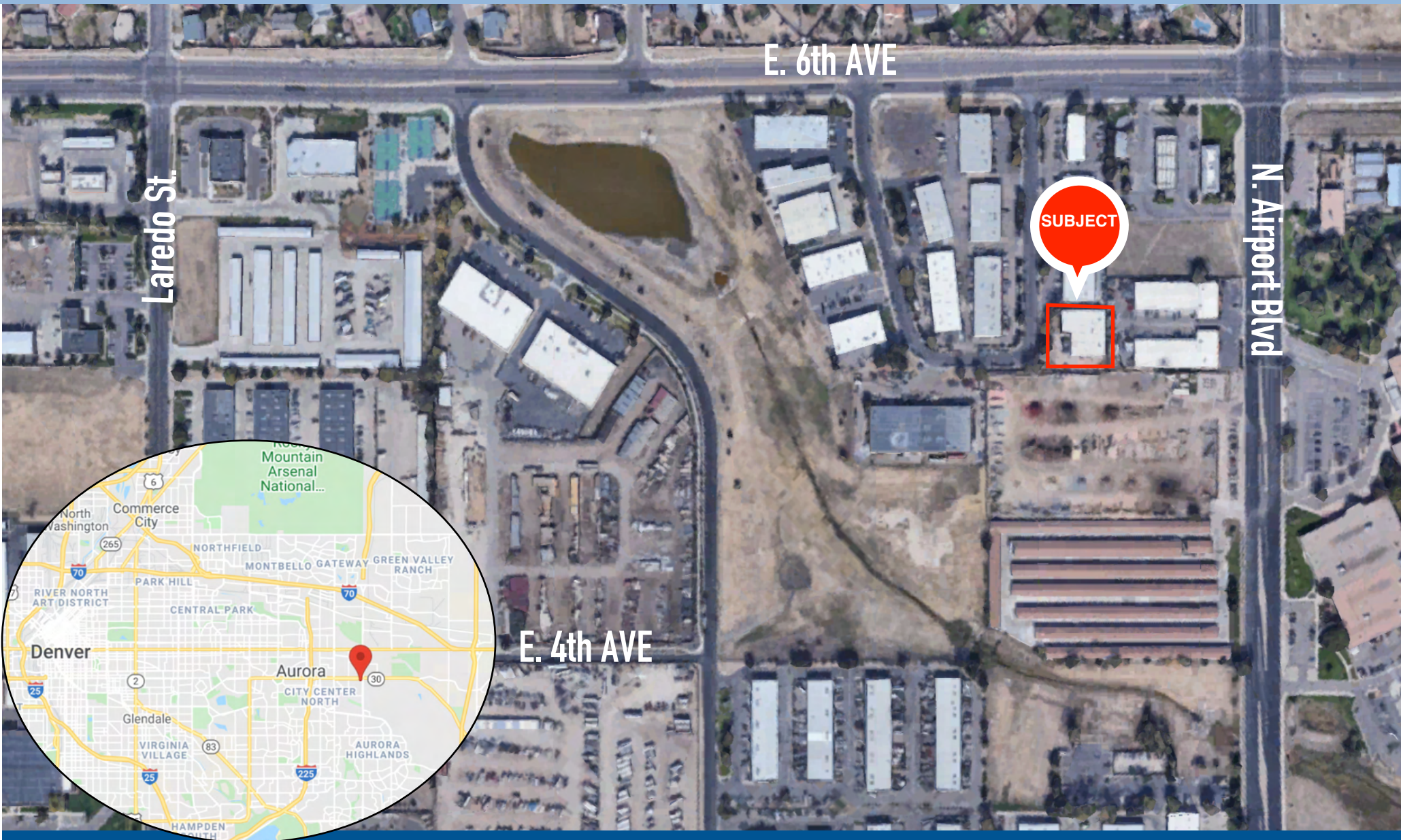
OFFICE AREA

- 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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