



374 NORFOLK ST

AURORA, COLORADO 80011

OWNER-USER INDUSTRIAL / FLEX OPPORTUNITY

\$359,000	1,475 SF Industrial / Flex Condo	\$243.39/SF Asking Price
12' Drive-In Door	13'10" Clear Height	Fenced Outdoor Storage

Presented by Alfredo Salcedo | RE/MAX Commercial | CO FA.100041449 | 720.222.5010

THE OPPORTUNITY

374 Norfolk St offers a hard-to-find combination of warehouse functionality, finished office space, a grade-level drive-in door, and fenced outdoor storage in a compact 1,475 SF industrial/flex condominium. Positioned just west of I-225 along East 6th Avenue, the property provides convenient access throughout Aurora and the Denver metro area. The unit includes approximately 1,100 SF of warehouse area and approximately 300 SF of finished office space, with a 12-foot drive-in door and approximately 13'10" clear height. The current tenant is expected to vacate upon sale, creating a compelling opportunity for an owner-user seeking to own rather than lease its business space.

• 1,475 SF industrial/flex condominium	• Approx. 1,100 SF warehouse + 300 SF finished office
• Private fenced outdoor storage area	• 12' grade-level drive-in door
• Approx. 13'10" clear height	• Four reported parking spaces
• Convenient access to I-225 and East 6th Avenue	• Owner-user positioning with tenant expected to vacate upon sale

PROPERTY OVERVIEW

Asking Price	\$359,000	Property Type	Industrial / Office
Subtype	Flex	Class	B
Building Area	1,475 SF	Net Rentable Area	1,475 SF
Price / SF	\$243.39	Year Built	2001
Stories	1	Zoning	M1
Lot Size	0.12 acres*	Ceiling Height	13'10"
APN	1975-08-1-29-003	Broker Co-Op	Yes
Owners Association	\$287 / month*	Drive-In Door	12' grade-level

*Lot size and Owners Association dues are reproduced from the uploaded Crexi flyer and should be independently verified.

PROPERTY PHOTOS



FUNCTIONAL SPACE FOR AN OWNER-USER

The property is configured to support a variety of small-business operations that benefit from a combination of warehouse and office space. The grade-level drive-in door provides direct access to the warehouse, while the fenced outdoor storage area adds flexibility for equipment, materials, or business storage. The finished office component provides dedicated administrative or customer-facing space within the same unit.



LOCATION & ACCESS

Located in Aurora, Colorado, the property is positioned just west of I-225 along East 6th Avenue, providing convenient connectivity to major transportation corridors and the broader Denver metro area. This accessibility supports service, trade, warehouse, distribution, and other owner-user operations requiring efficient regional access.

Address	374 Norfolk St, Aurora, CO 80011
Access	Convenient to I-225 and East 6th Avenue
Positioning	Owner-user industrial / flex opportunity
Occupancy	Currently tenant occupied; tenant expected to vacate upon sale

CONTACT

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DISCLAIMER

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