

**INDUSTRIAL SPACE  
FOR LEASE**

# Business Flex One

**17200-17210 EAST OHIO DRIVE | AURORA, CO 80017**

## Building Information

› Building Size:	16,638 SF
› Available:	2,773 SF - 5,546 SF
› Rate:	\$8.95-\$9.95/SF NNN
› Expenses:	\$6.11/SF (2025 Est.)
› Office:	Approx. 2,500 SF
› Loading:	Two (2) Drive-In Doors (10' x 10')
› Power:	3-Phase, 120/240 Volt
› Construction:	Concrete Block
› Clear Height:	12'
› City/County:	Aurora/Arapahoe
› Site Size:	1.17 Acres
› Zoning:	I-1 (Aurora)
› Parking:	Common Area
› Available:	Immediately

## Highlights

“ Rare flex project located at the intersection of Buckley Rd. & Mississippi Ave. with access to I-70 & I-225 ”

- › Flexible sizes to accommodate all users
- › Great image

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Accelerating success.

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BROKERAGE  
DISCLOSURE

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