

FOR SALE

**3788 WHEELING ST**

**AURORA, COLORADO 80011**



**17,044 SF INDUSTRIAL BUILDING WITH 6,400 SF OFFICE**



**MAINTENANCE BUILDING ON 2.14 AC FENCED & PAVED**

**Business For Sale, Contact Broker For Details  
(Do Not Disturb Business - Broker Required For Tours)**

## PROPERTY FEATURES

**BUILDING SIZE** 17,044 SF

**LOT SIZE** 2.14 Acres, fenced & paved

**OFFICE SIZE** 6,400 SF (two-story)

**ZONING** I-B, Heavy Industrial

**YEAR BUILT / RENOVATED** 1978 / 2023

**CLEAR HEIGHT** 28'

**LOADING** 2 Drive-ins (14'x14')  
1 Drive-in (12'x14')  
1 Drive-in (8' x 8')

**POWER** 2,000 Amps, 480-Volt, 3-Phase

**CONSTRUCTION** Concrete block with twin-tee

**SPRINKLERED** Yes

**FF&E** Available

**TAXES** \$54,226.30 (2024)

**SALE PRICE** \$5.5M

## BUILDING AMENITIES

- Lifts, tire machine and other mechanical equipment is included
- Newly remodeled office
- Excellent access to I-70 and I-225
- One 10-ton crane, one 2-ton crane
- Trench floor drains throughout
- Air lines and compressors
- New swamp cooler in shop
- Sand-oil interceptor
- New roof (2023)

## CONTACT INFORMATION

**JR BITZER**, PRINCIPAL  
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## FLOOR PLAN

FENCED YARD  
±101'

FENCED YARD

FENCED YARD

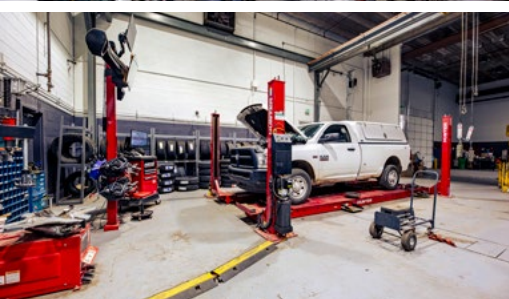


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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY AERIAL



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