

FOR SALE

3788 WHEELING ST

AURORA, COLORADO 80011

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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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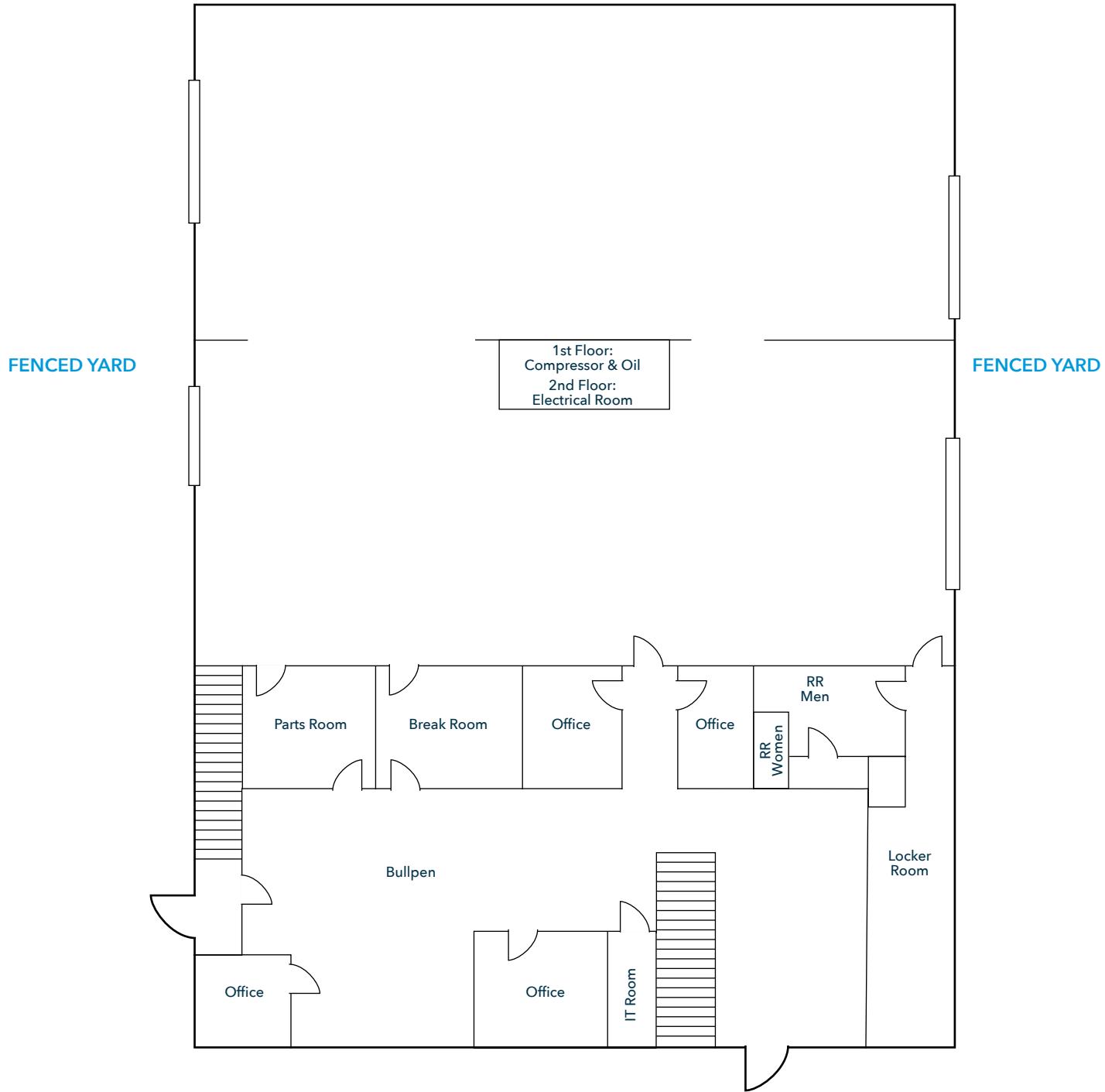
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FLOOR PLAN

FENCED YARD
±101'



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PROPERTY AERIAL



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LEE & ASSOCIATES

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