

**15370**

**SMITH RD**  
AURORA, CO 80011

**\$13 PSF**  
**NNN LEASE RATE**

**INDUSTRIAL**



**DENVER INFILL  
SPECIALISTS**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	3,022 SF
Lease Rate:	\$13 / SF (NNN)
NNN Expenses (2022):	\$4.07 SF
Lot Size:	1.33 Acres
Drive-In Door:	One (1)
Dock High Door:	One (1)
Ceiling Height:	16'-18'
Year Built:	1975
Metal Roof:	2021
Zoning:	I-1
Power:	400 Amp, 3 Phase

## PROPERTY OVERVIEW

15370 Smith Rd is a rare opportunity to lease an industrial property with outside storage space at the intersection of Smith Rd and Chambers Rd. Unit E offers one dock high door, one drive-in door, as well as heavy power. It is ideally situated with easy access to I-70 and I-225.

## PROPERTY HIGHLIGHTS

- Drive-in (1) 10'x10'
- Dock high 10'x10' door
- Outside storage allowed
- Gated and fenced yard
- New asphalt and seal coat (2022)
- New exterior paint (2022)
- New roof (2021)
- Easy access to I-70



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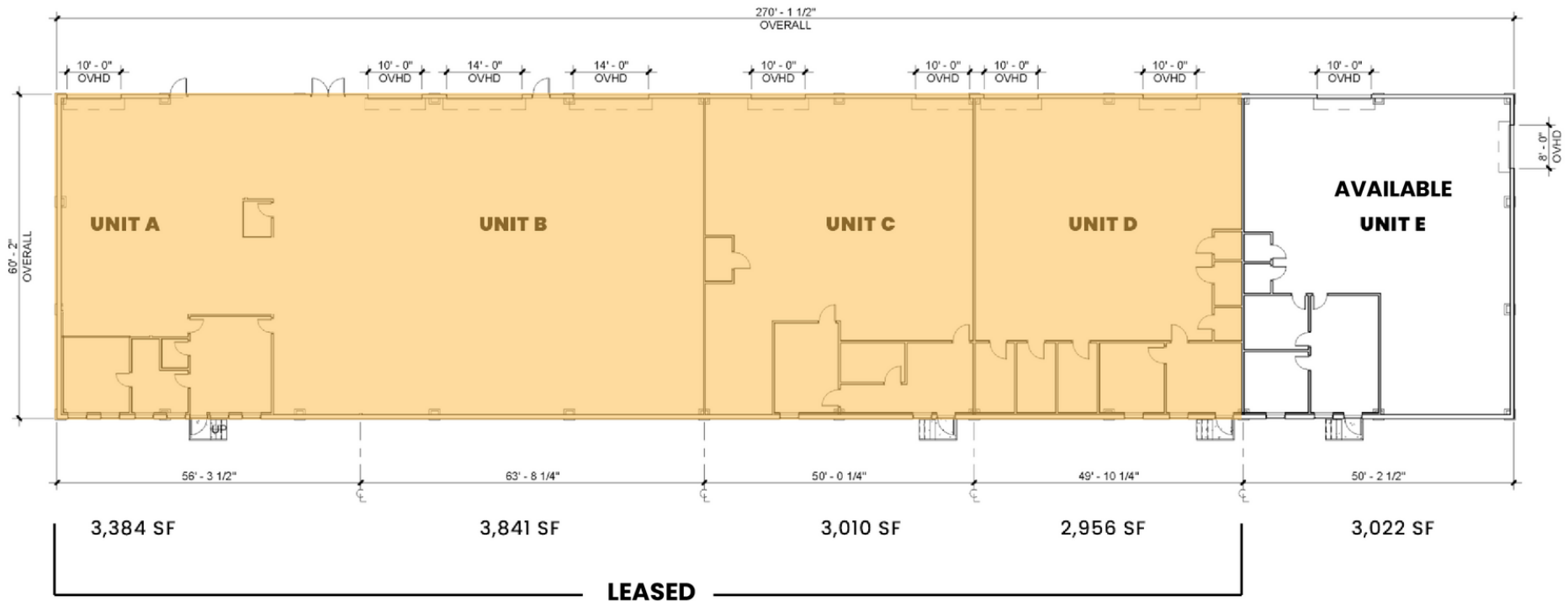
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# ADDITIONAL PHOTOS



# FLOORPLAN



SITE AERIAL



# LOCATION MAP

