

**\$5.50/SF LEASE RATE FOR YEAR 1!**



**FOR LEASE: 35,040 SF**

# 14700 E. 38TH AVENUE UNIT A

AURORA, COLORADO

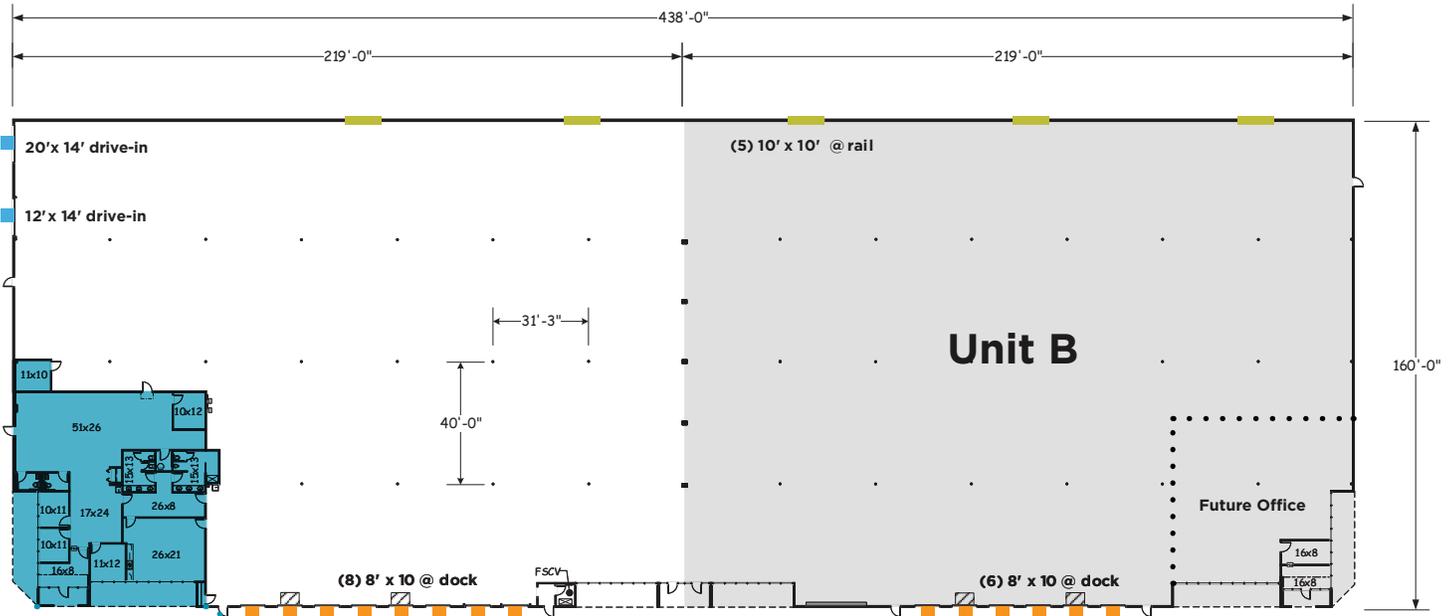


## PROPERTY FEATURES

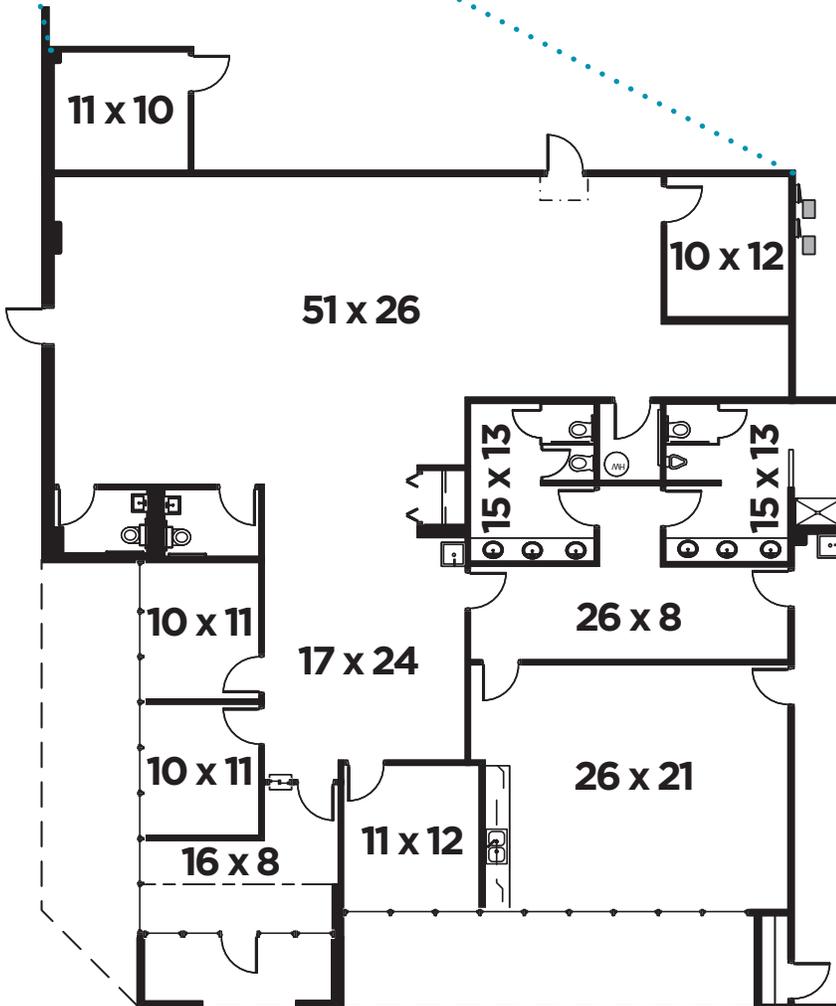
<b>Building Size</b>	±70,080 SF	<b>Zoning</b>	I-1
<b>Office Size</b>	±3,778 SF	<b>Power</b>	600 Amps, 480 volt, 3-phase
<b>Available SF</b>	±35,040	<b>Sprinklers</b>	ESFR, K25
<b>Clear Height</b>	22'	<b>Building Depth</b>	160'
<b>Loading</b>	(8) Dock high doors (2) Drive-in doors* (2) Rail Doors <i>*One door is 20'x14'</i>	<b>Parking Spaces</b>	53
		<b>Operating Expenses</b>	\$5.08/SF (2026)

## ADDITIONAL HIGHLIGHTS

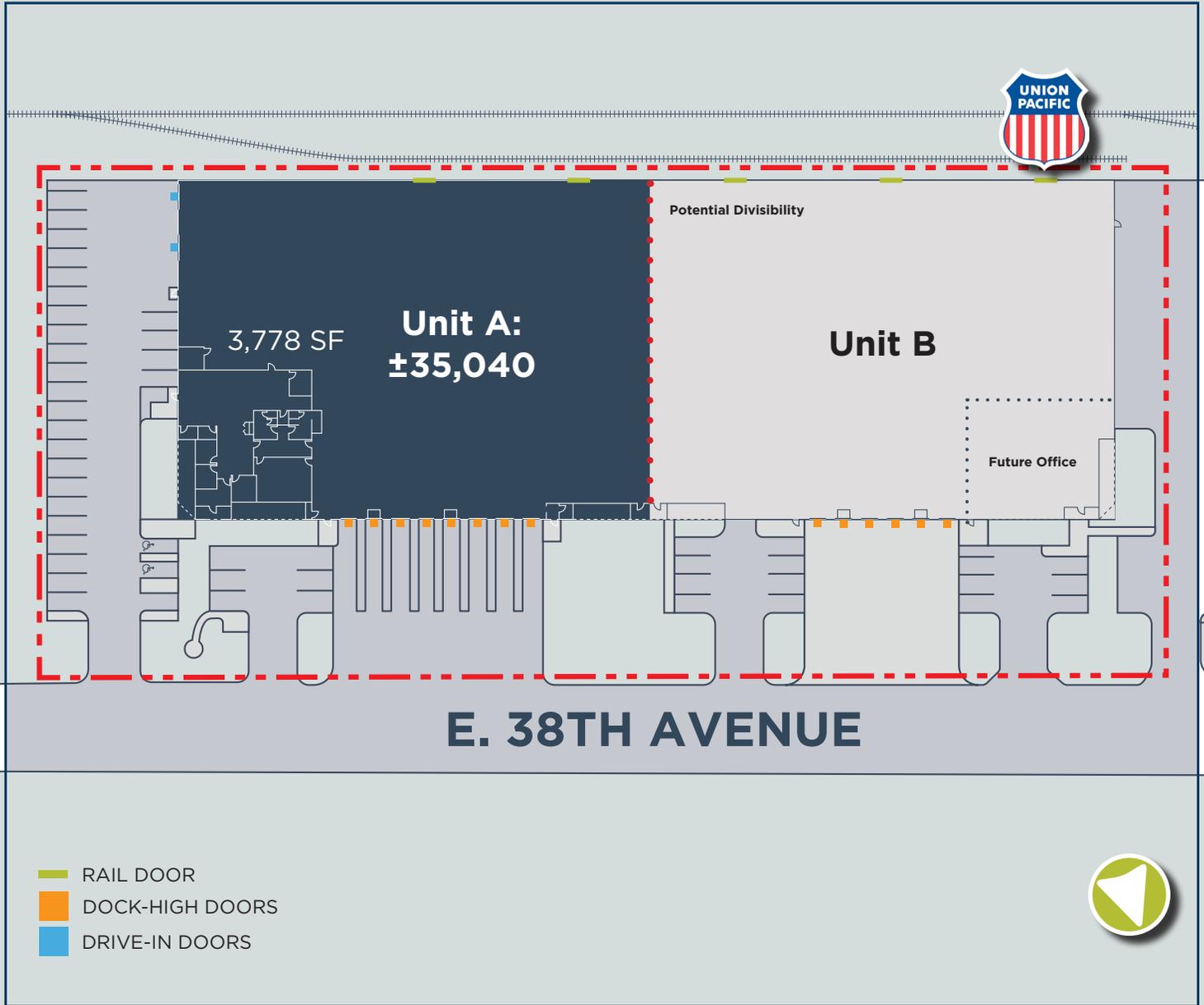
- Skylights
- Union Pacific Rail
- Pit levelers
- Oversized 20' x 14' Drive in Door
- Secured entry
- 15 Minutes from Denver International Airport
- 20 Minutes from Downtown Denver



- RAIL DOOR
- DOCK-HIGH DOORS
- DRIVE-IN DOORS



OFFICE FLOOR PLAN



FOR LEASE/35,040 - 70,080 SF



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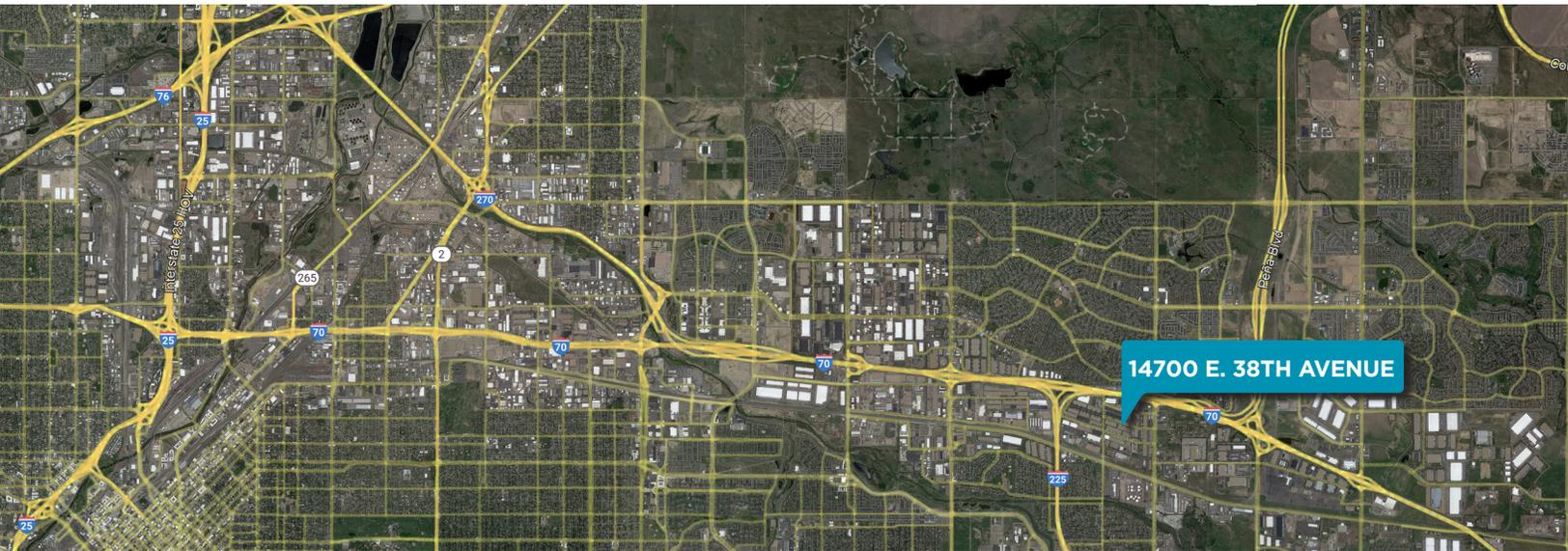
AURORA, COLORADO



14700 E. 38TH AVENUE



UNION PACIFIC RAIL



14700 E. 38TH AVENUE

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