

FOR LEASE

2,358 SF – 3,840 SF



INDUSTRIAL FLEX

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AURORA, CO 80011

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*Novel*Commercial
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LEASE OVERVIEW

Unit B2: 3,840 SF (2 Dock-High Doors)

Unit B7: 2,358 SF (1 Drive-In Door)

- ✓ Industrial Flex Warehouse
- ✓ 15' Clear Height
- ✓ Climate Controlled (HVAC) Warehouse
- ✓ 3-Phase Electrical Power
- ✓ Private Restroom in Each Unit
- ✓ Newly Remodeled Offices
- ✓ Ample Parking
- ✓ Signage Available
- ✓ M-1 Zoning
- ✓ Easy Access to I-225 and I-70
- ✓ New Roof 2025 with 20 Year Roof Warranty



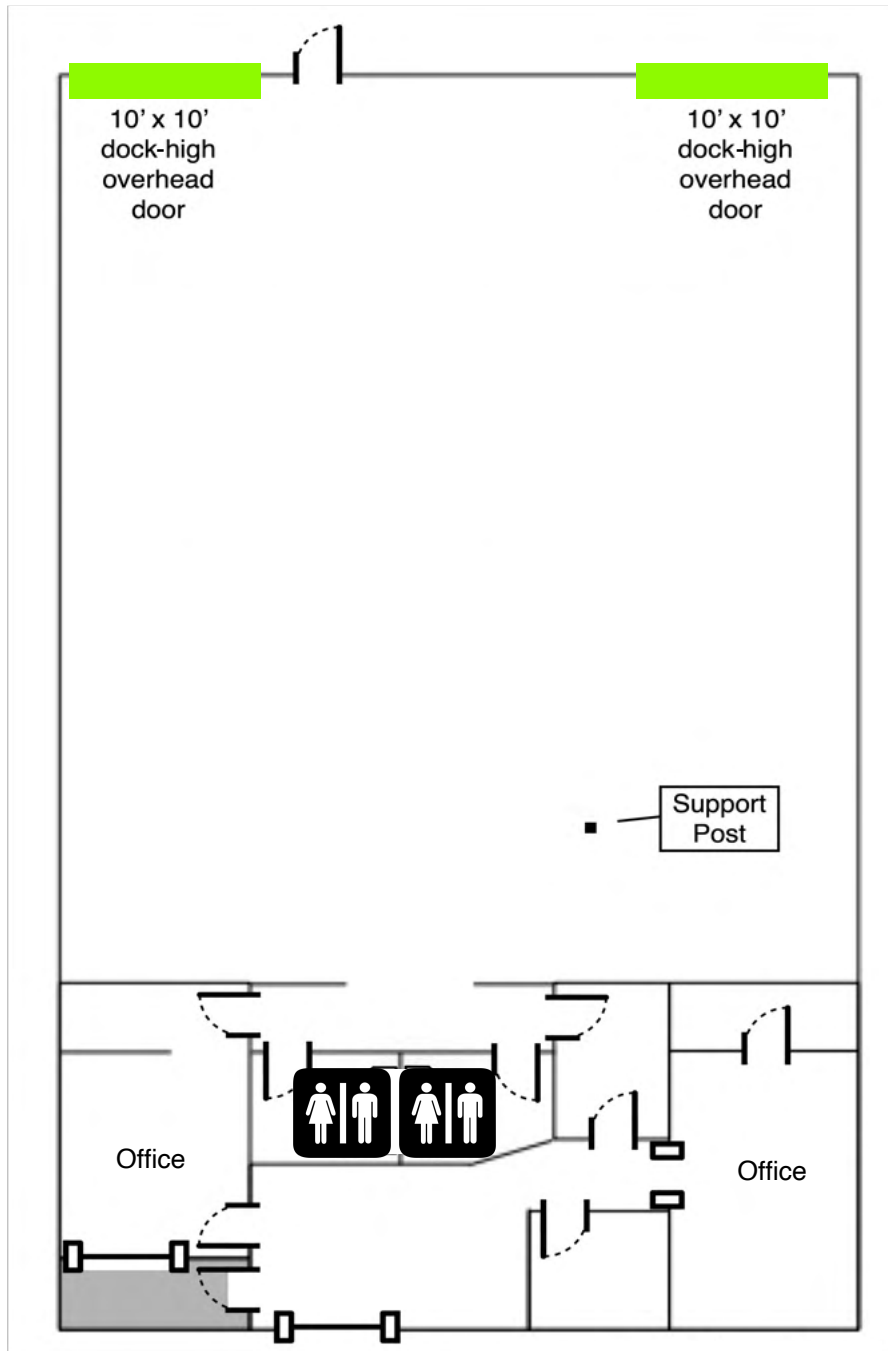
STARTING RENT

\$11.45/SF NNN

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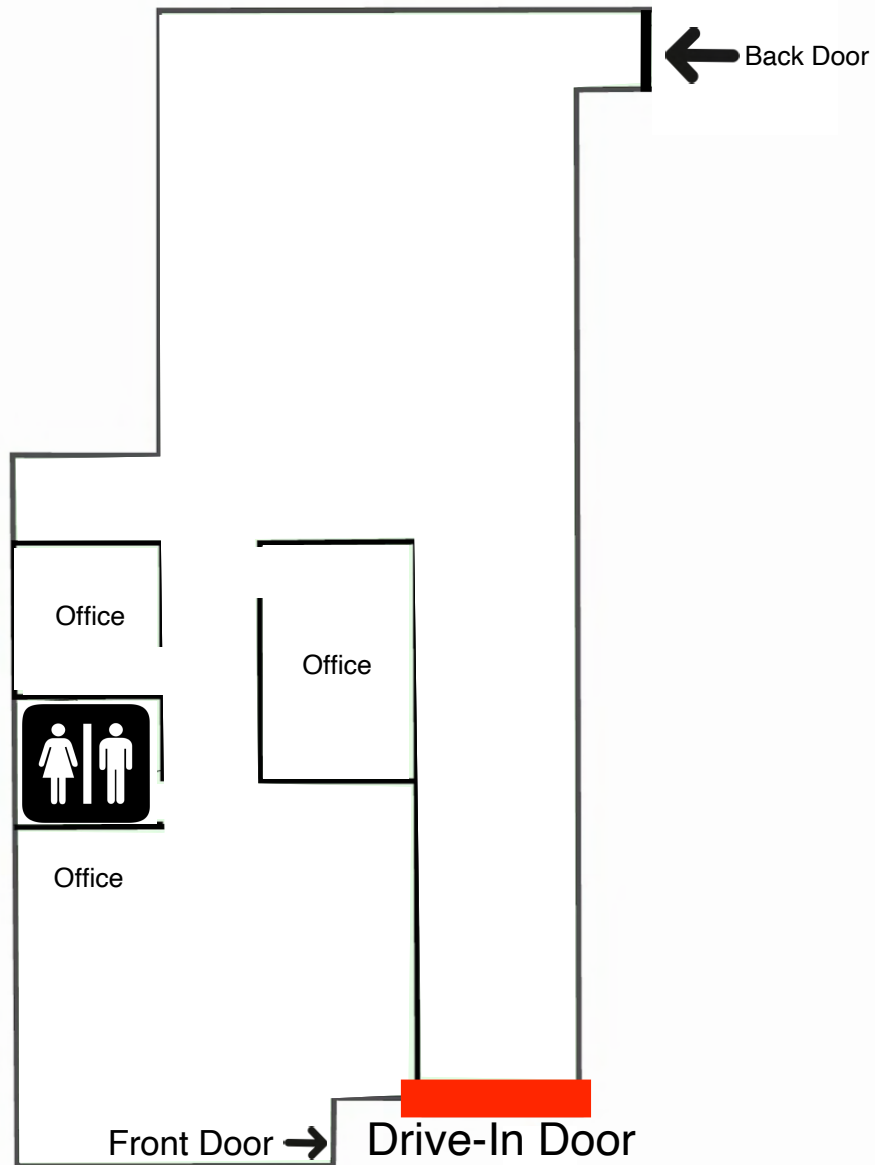
Unit B2



- 2,770 SF - Warehouse
 - 1,070 SF - Office
-
- 3,840 SF TOTAL

\$11.45/SF NNN

Unit B7



- 1,588 SF - Warehouse
 - 770 SF - Office
-
- 2,358 SF TOTAL

\$12.75/SF NNN



UNIT B7



UNIT B2

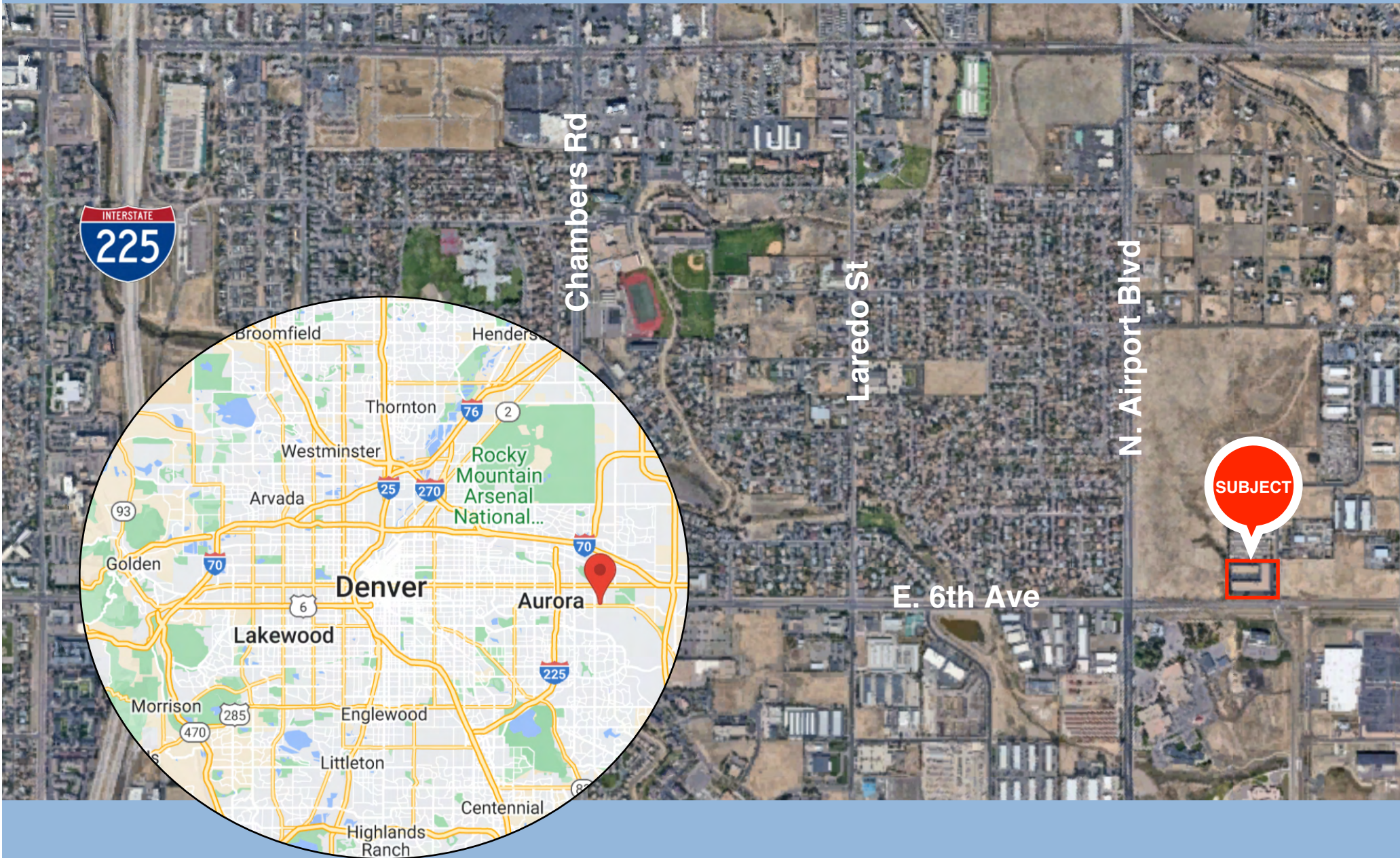


UNIT B7 - Office



UNIT B2

LOCATION



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