

13575 E. 37TH AVENUE
AURORA, COLORADO 80011



FOR LEASE

**DIVISIBLE INDUSTRIAL
BUILDING WITH YARD**

**CLOSE PROXIMITY
TO ABUNDANT WORKFORCE &
PUBLIC TRANSPORTATION**

**DIRECT ACCESS
TO I-225 & I-70**

**MINUTES FROM DOWNTOWN DENVER,
DIA, NORTH & SOUTH SUBURBS**

 **GREAT INTERSTATE VISIBILITY**

 **OUTSIDE STORAGE YARDS**



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Construction Starting Q2 2019 with Q4 2019 Completion

LOCATION

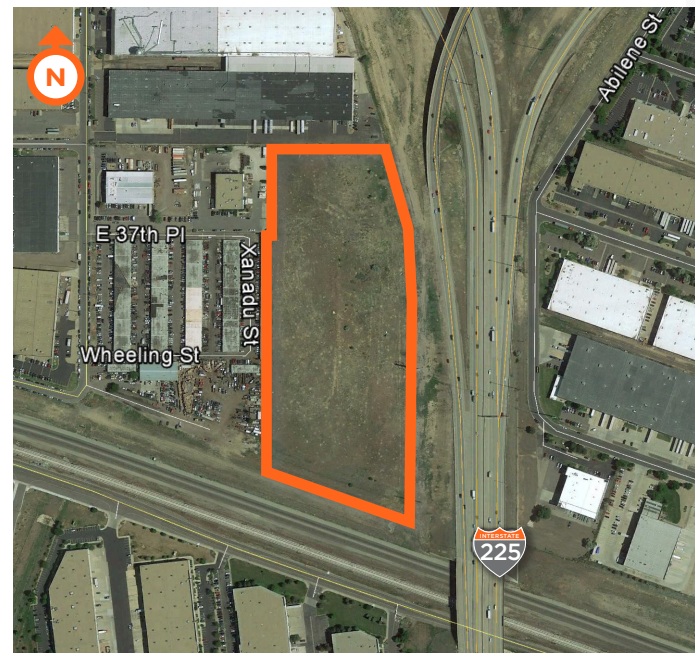
- Excellent access to I-70 and I-225
- Great visibility to I-225 and Smith Road
- Minutes from Downtown Denver, Denver Tech Center and DIA
- Access to over 67% of metro Denver population within a 15 mile radius
- Zoned for outside storage

FACILITY

- Building size: 140,600 SF
- Yard size: 5.67 Acres
- Office-to-suit
- Energy efficient building features and design
- Building divisible to 20,000 SF
- Yard divisible to 1.00 Acre
- 14 (Fourteen) 9' x 10' Dock-high doors
- 18 (Eighteen) 13' x 14' Drive-in doors
- 131 Auto stalls
- 32' Minimum clear height
- Electrical power: 3000 amps, 277/480 volts, 3-phase
- Pre-engineered knock-outs for additional loading doors
- Low real estate taxes
- Not located within a special improvement district

ADVANTAGES & AMENITIES

- Close proximity to an abundant workforce and public transportation
- Variety of economic incentive available including Enterprise Zone
- Heavy I-3 zoning allowing for a variety of uses
- Flexible building and yard design



Contractors

er

Xanadu St

E 37TH AVE

E 37TH AVE

S89°48'58"W 2650.31'
221.20'

S00°18'44"E 2644.72'



OUTDOOR
STORAGE YARD A
±158,498 S.F.
±3.64 A.C.

ADDITIONAL
PARKING AS
NEEDED (TYP.)

POTENTIAL
OFFICE
LOCATION

POTENTIAL
OFFICE
LOCATION

POTENTIAL
OFFICE
LOCATION

POTENTIAL
OFFICE
LOCATION

50'
TYP.

FOOTPRINT: 140,600 SF
(DIVISIBLE)

PRE-ENGINEERED
KNOCKOUTS

130'

60'

60'

380'

370'

130'

60'

60'

OUTDOOR
STORAGE YARD B
±88,576 S.F.
±2.03 A.C.

DETENTION
BASIN



225

13575 E. 37TH AVENUE AURORA, COLORADO 80011



- INFILL NEW CONSTRUCTION
- INTERSTATE VISIBILITY
- OUTSIDE STORAGE

PROPERTY



PEORIA STREET

E 39th Ave

E 37th Ave
SMITH ROAD

Wheeling St



Xanadu St

30th Ave

Sable Blvd

CHAMBERS ROAD

For more information, please contact:

Matt Trone, SIOR
Managing Director

+1 303 813 6426
matt.trone@cushwake.com

Steve Hager
Managing Director

+1 303 813 6446
steve.hager@cushwake.com

Drew McManus, SIOR
Managing Director

+1 303 813 6427
drew.mcmanus@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com