

FOR SALE OR LEASE

3151 OAKLAND STREET

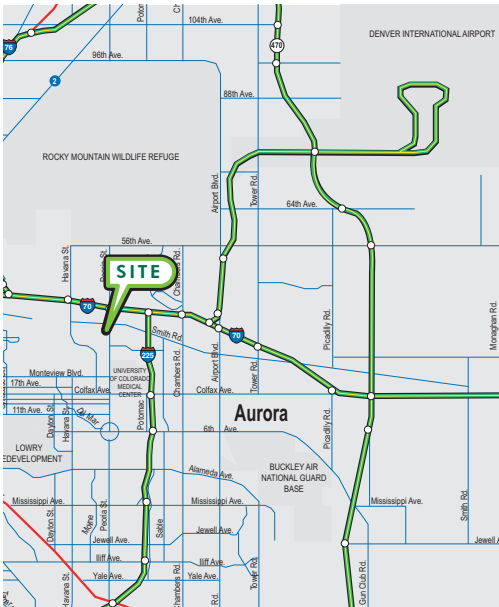
:: AURORA, COLORADO

±9,400 SF FREESTANDING
BUILDING WITH FENCED AND
SECURED YARD AVAILABLE

EXCELLENT
NORTHEAST LOCATION



LOCATION MAP



BUILDING SIZE:	±9,400 SF
LAND SIZE:	.52 Acres
CLEAR HEIGHT:	12' - 14'
LOADING:	(1) Dock well, (1) dock (10' x 10') (1) Drive-in (12' x 14')
ZONING:	M-2
COUNTY:	Adams
YOC:	1966 (two phases)
ELECTRICAL:	To be verified by an electrician
CONSTRUCTION:	Metal
RE TAXES:	\$5,152.32 (2011)
LEASE RATE:	\$5.00/SF NNN
SALE PRICE:	\$625,000

FEATURES

- :: Heavy industrial zoning
- :: Fenced, secured yard
- :: Skylights in warehouse
- :: Great access off of Peoria & I-70

FOR MORE
INFORMATION
PLEASE CONTACT:

Tyler Carner
Vice President
720.528.6397
tyler.carner@cbre.com

CBRE

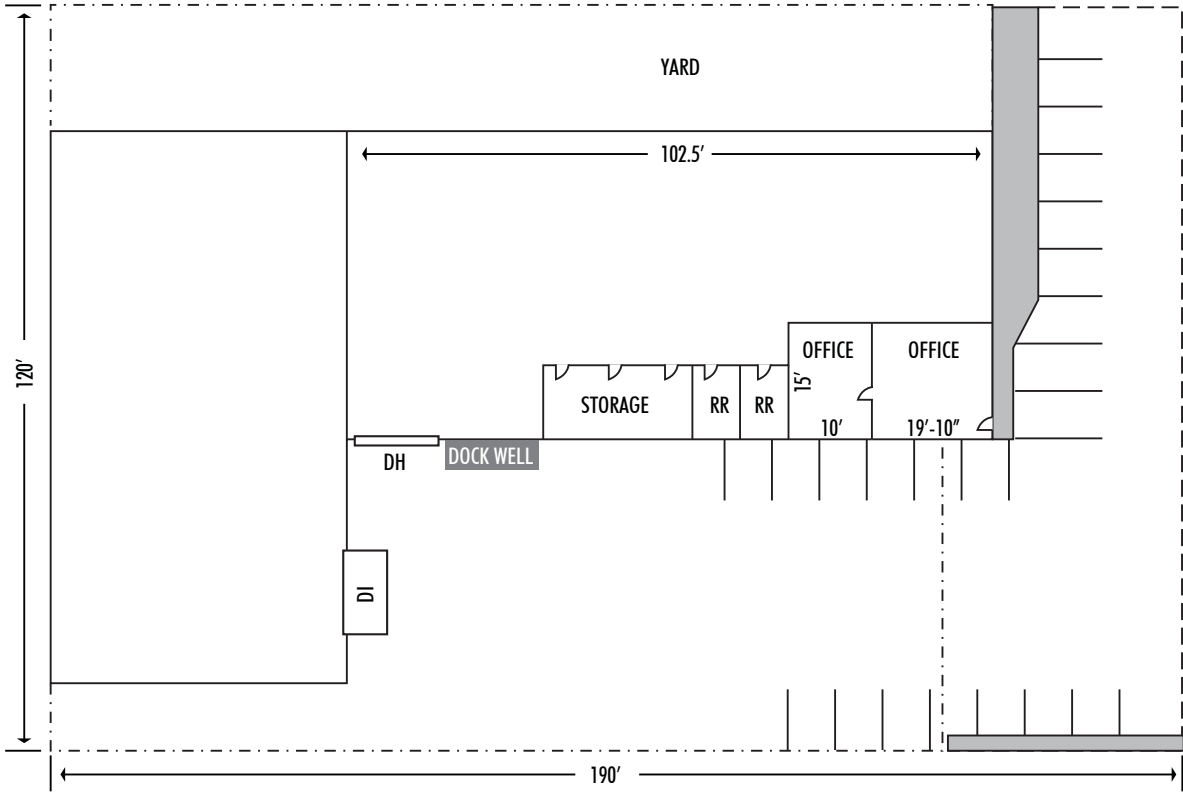
FOR SALE
OR LEASE

3151 OAKLAND STREET

:: AURORA, COLORADO



BUILDING PLAN



Conceptual plan not to scale - all measurements are approximate

FOR MORE
INFORMATION
PLEASE
CONTACT

Tyler Carner
Vice President
720.528.6397

tyler.carner@cbre.com



CBRE | 8390 E. Crescent Parkway | Suite 300 | Greenwood Village, CO 80111 | www.cbre.com/denver

© 2012 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

