

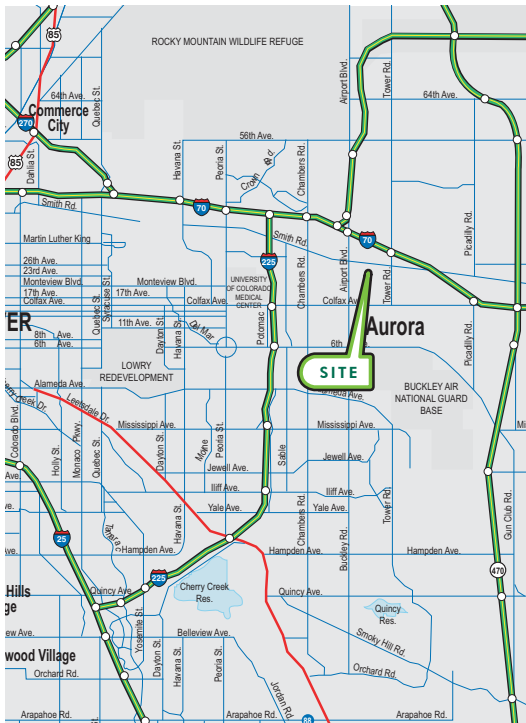
**INDUSTRIAL
FOR SUBLEASE**

18400 E. 22ND AVENUE

:: AURORA, COLORADO 80223



LOCATION MAP



**FOR MORE
INFORMATION
PLEASE
CONTACT**

BUILDING SF:	50,000 SF
OFFICE SF:	±6,000 SF
SITE SIZE:	7.38 Acres
LOADING:	1 dock door (8' x 10') 2 drive-ins (24' x 16')
CLEAR HEIGHT:	24'
SPRINKLERED:	ESFR
ELECTRICAL:	480 Volt, 400 amp (to be verified)
LEASE RATE:	\$8.50/SF NNN
SUBLEASE EXPIRATION DATE:	4/16/17

BUILDING FEATURES

- :: 6 acre fenced/paved outdoor storage
- :: Class A building

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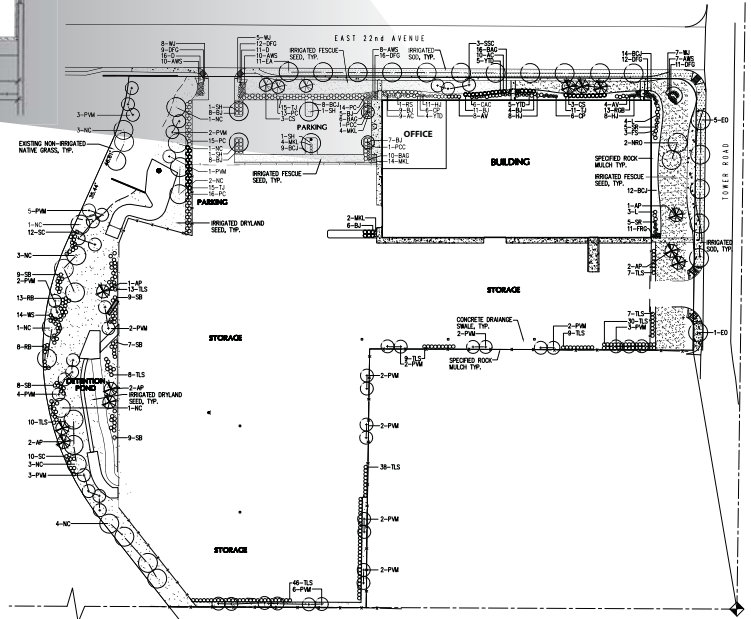
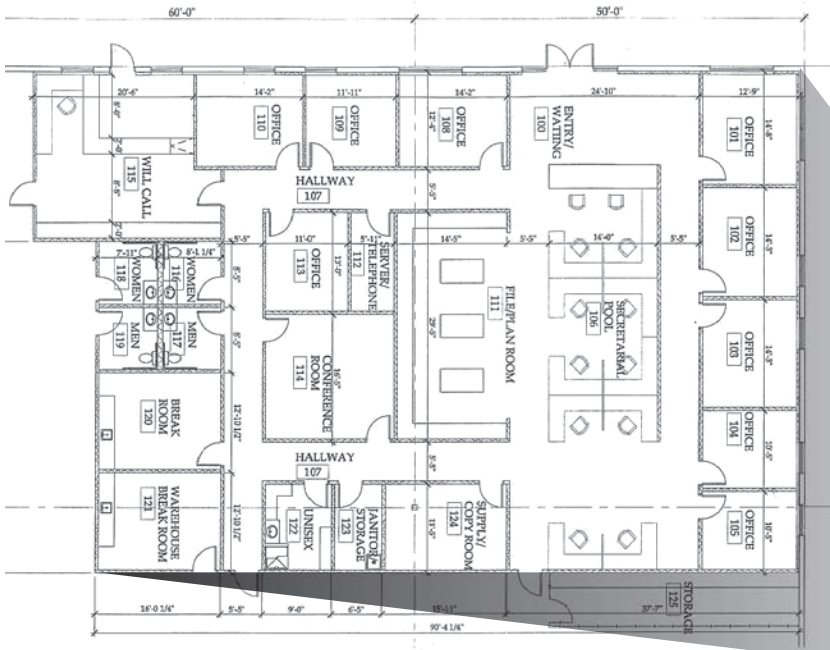
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