

For LEASE

FREESTANDING INDUSTRIAL BUILDING

Fenced Yard

2801 Tower Road, Aurora, CO. 80011



PROPERTY FEATURES:

- Building Area:** 30,000 SF (3,000 SF office)
Yard Size: 1/2 acre – fenced yard (parking/storage)
- expansion possible
Site: 5.01 acres total
Docks: (2) dock-high (truck well)
(2) drive-ins (14'x14')
Ceiling Height: 19' – 22'
Electrical: 280v, 3-phase*
** needs to be verified by an electrician*
Interstate Access: I-70 is less than ¼ mile north via Tower Rd.
Fire Suppression: Wet - Class IV; 0.6/2,000 GPM/SF
Year Built: 1977
Construction Type: Masonry/Concrete Block
Parking: 50 spaces - Ratio: 1.67:1,000



For more information please contact:

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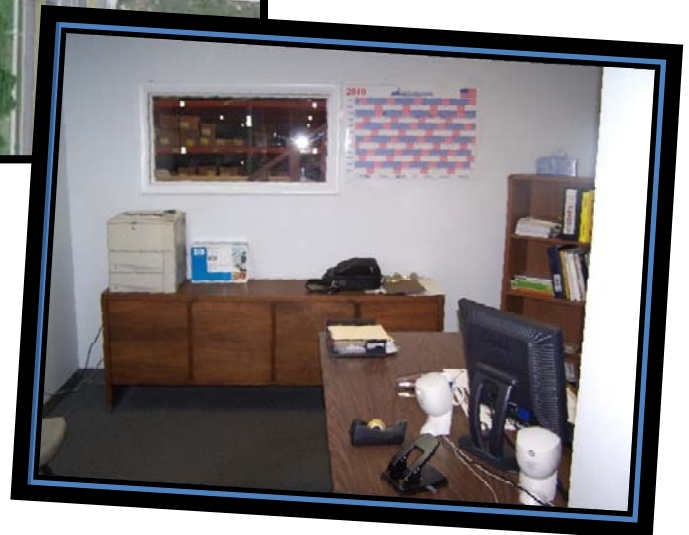
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PROPERTY HIGHLIGHTS:

- Zoned M-1
- Located in Gateway Park
- Close proximity to good labor supply
- Excellent access to I-70, I-225, and E-470
- Denver Intl. Airport ± 15 minute drive (± 13 miles)
- Street visibility, corner of Tower Rd. and E. 28th Ave.
- Ample office space, includes conference room and lunch room



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