

For LEASE

# INDUSTRIAL BUILDING - FENCED YARD

3131 Oakland Street, Aurora, CO. 80010

2nd RATE  
REDUCTION!



## PROPERTY FEATURES:

- Building Size:** 11,664 SF (5,000 SF office)
- Yard Size:** 18,000 SF - fenced
- Docks:** (1) dock-high (truck well)  
(1) drive-in (12'x12')
- Electrical:** 425 amps – 240v, 3-phase\*  
400 amps – 120v, 3-phase\*  
\* To be verified by an electrician
- Freeway Access:** I-70 on/off ramps at Peoria Street
- Distance to DIA:** ±18 min. drive (±16 miles)
- Lease Rate Reduced:** ~~\$5.25/PSF NNN~~ \$5.00/PSF NNN  
NOW \$4.25/PSF NNN



For more information please contact:

**MATT TRONE**

matt.trone@cushwake.com  
(303) 813-6426

**STEVE HAGER**

steve.hager@cushwake.com  
(303) 813-6446

Real Estate Brokers

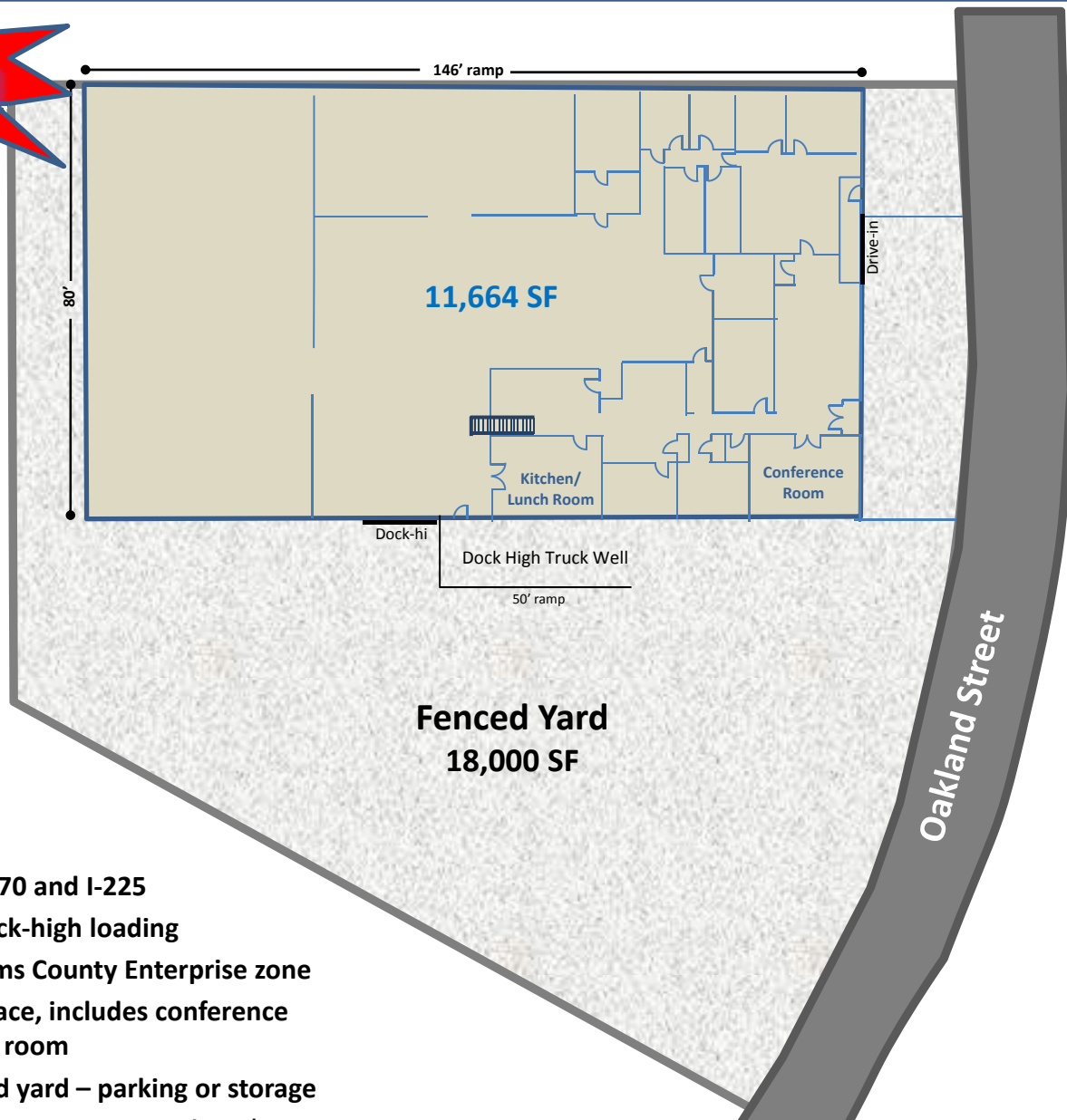


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**2<sup>nd</sup> RATE  
REDUCTION!**



- Zoned M-3
- Easy access to I-70 and I-225
- Drive-in and Dock-high loading
- Within the Adams County Enterprise zone
- Ample office space, includes conference room and lunch room
- 18,000 SF fenced yard – parking or storage
- Electrical: 425 amps – 240v, 3-phase\*  
400 amps – 120v, 3-phase\*  
\* To be verified by an electrician

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperation broker who consummates a sublease which is unconditionally executed and delivered by and between sub-landlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

Cushman & Wakefield of Colorado, Inc. - 1050 17th Street, Suite 1400, Denver, CO 80265 - Phone: 303-813-6400 Fax: 303-813-6499

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