

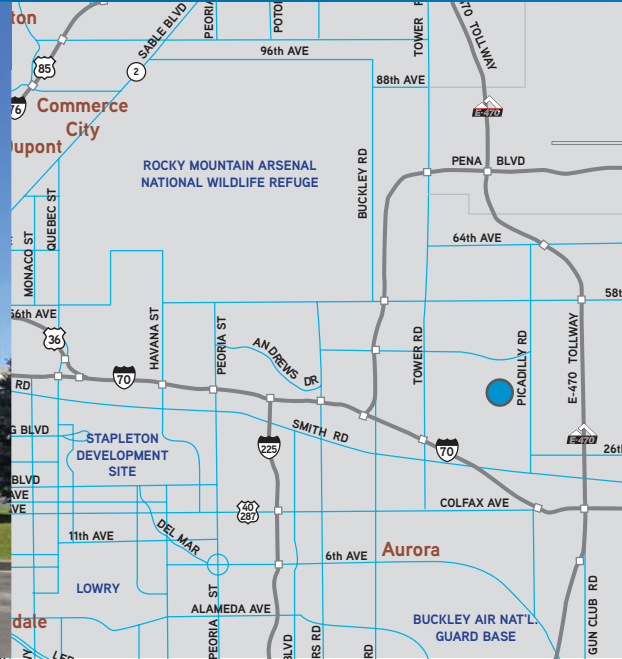
FOR LEASE > INDUSTRIAL SPACE

21250 E. 36th Drive

UNIT B1, AURORA, COLORADO



84,000 SQUARE FEET



Building Amenities

- > Approx. 1,800 Sq. Ft. of Office
- > Eleven (11) Dock High Doors
- > Drive-In Doors Possible
- > 28' Clear Height
- > ESFR Sprinkler System
- > 50' x 60' Column Spacing
- > 277/480 Volt Power
- > Rail to Site (Union Pacific)
- > M-1 Zoning
- > Vacant & Available Immediately
- > For Lease at \$4.65/Sq. Ft. NNN
- > \$2.30/Sq. Ft. Est. Operating Expenses

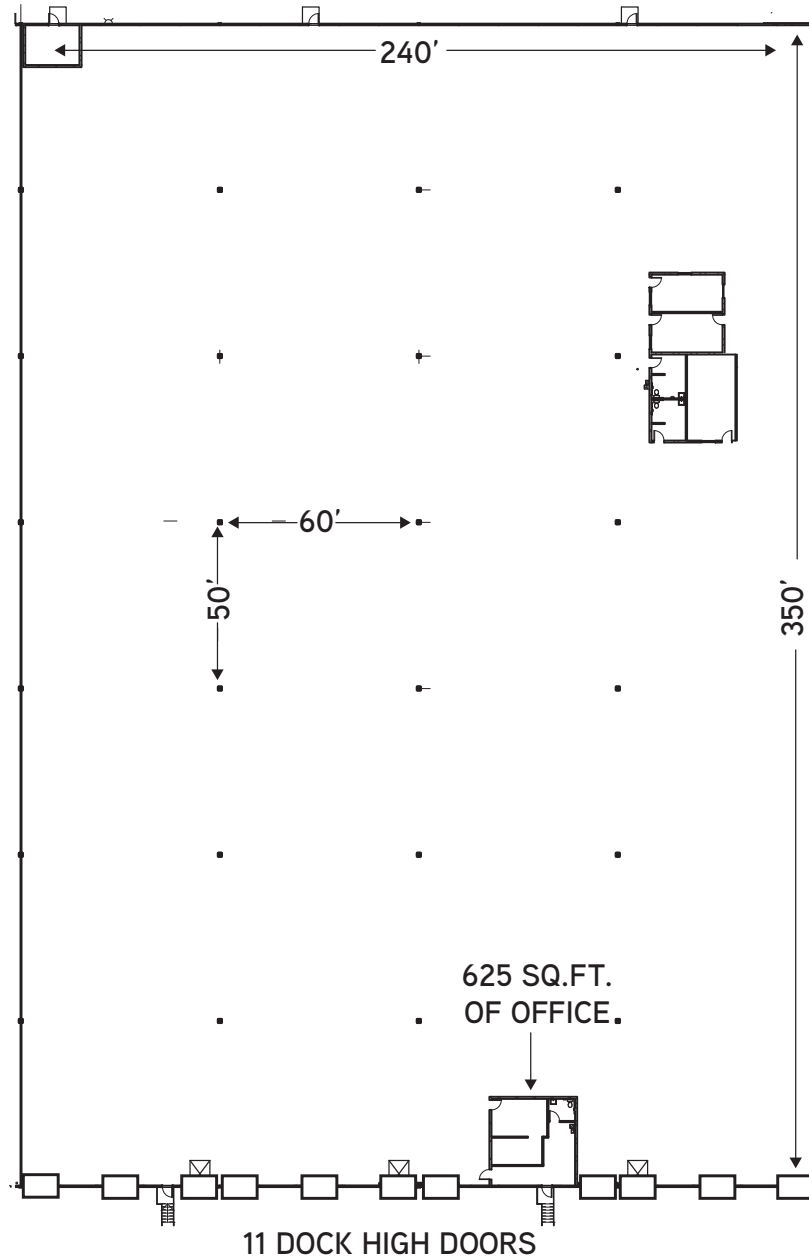
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21250 E. 36th Drive, Unit B1 > Floor Plan



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