

FOR SALE

3788 WHEELING ST

AURORA, COLORADO 80011



16,524 SF INDUSTRIAL BUILDING WITH 6,400 SF OFFICE



MAINTENANCE BUILDING ON 2.14 AC FENCED & PAVED

PROPERTY FEATURES

BUILDING SIZE	16,524 SF
LOT SIZE	2.14 Acres, fenced & paved
OFFICE SIZE	6,400 SF (two-story)
ZONING	I-B, Heavy Industrial
YEAR BUILT/ RENOVATED	1978 / 2023
CLEAR HEIGHT	28'
LOADING	2 Drive-ins (14'x14') 1 Drive-in (12'x14') 1 Drive-in (8' x 8')
POWER	2,000 Amps, 480-Volt, 3-Phase
CONSTRUCTION	Concrete block with twin-tee
SPRINKLERED	Yes
FF&E	Available
TAXES	\$83,929 (2025)
SALE PRICE	\$4,500,000

BUILDING AMENITIES

- Lifts, tire machine and other mechanical equipment available
- Newly remodeled office
- Excellent access to I-70 and I-225
- One 10-ton crane, one 2-ton crane
- Trench floor drains throughout
- Air lines and compressors
- New swamp cooler in shop
- Sand-oil interceptor
- New roof (2023)

CONTACT INFORMATION

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Do Not Disturb Business - Broker Required For Tours

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FLOOR PLAN

FENCED YARD
±101'

FENCED YARD

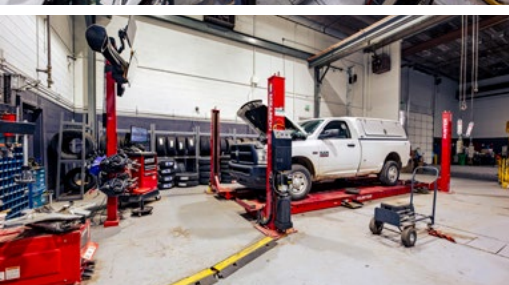
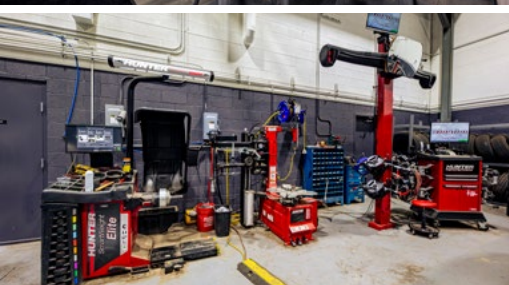
FENCED YARD



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PROPERTY AERIAL



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