



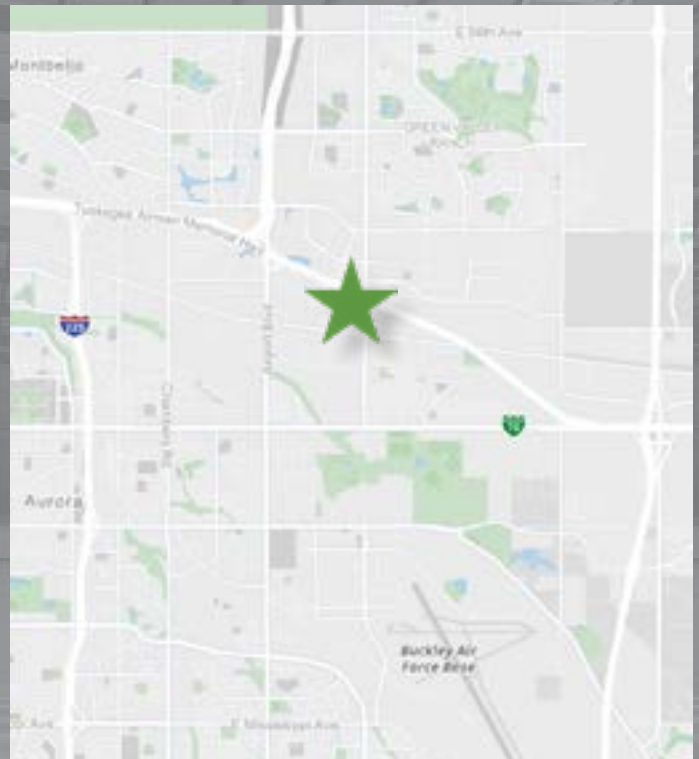
FOR LEASE 24,786 SF

18150 East 32nd Pl. Unit A Aurora, Colorado 80011

Class A industrial distribution building in the heart of the Northeast Denver submarket offering excellent I-70 access and visibility. Built in 2000. Front park/rear load design. One oversized drive-in door and ten dock-high doors.

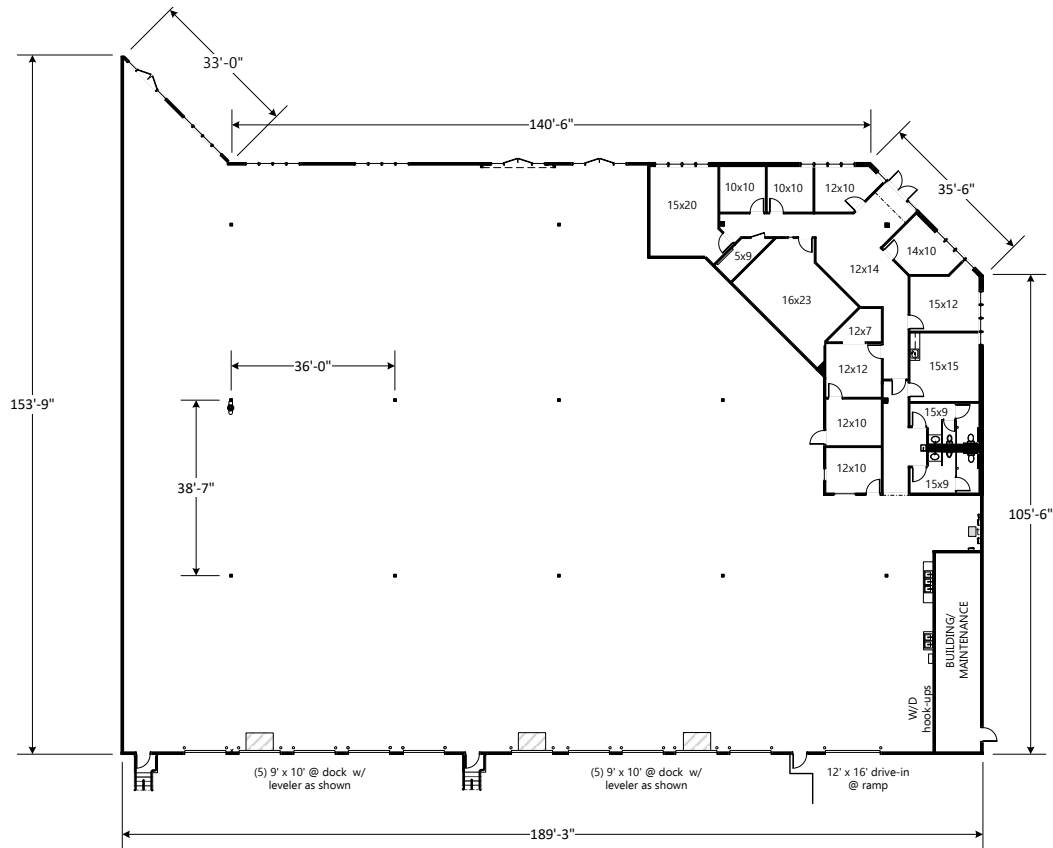
Highlights

Timing:	Immediately
Available SF:	24,786 SF
Office SF:	3,405 SF
Warehouse SF:	21,381 SF
Dock-high Doors	10 (9'x10')
Drive In:	1 (12'x16')
Clear Height:	24'
Sprinklers:	Yes
Power:	480V, 3PH, 200A (TBV)
Parking:	1.85/1,000 SF
Operating Expenses:	\$6.15/SF
Base Rent:	\$8.75/SF NNN



18150 East 32nd Pl. Unit A
Aurora, Colorado 80011

Space Plan



Owner Contact

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