

20901 EAST 32ND PARKWAY

Units B & C | Aurora, CO 80011
FOR LEASE > INDUSTRIAL SPACE



50,000 Sq. Ft. or 100,000 Sq. Ft. | ESFR SPRINKLER SYSTEM

Available Space

UNIT	OFFICE	WAREHOUSE	TOTAL	DOCK HIGH DOORS	DRIVE-IN DOOR
B	983 Sq. Ft.	49,017 Sq. Ft.	50,000 Sq. Ft.	8	Possible
C	1,235 Sq. Ft.	48,765 Sq. Ft.	50,000 Sq. Ft.	8	Possible
B & C	2,218 Sq. Ft.	97,782 Sq. Ft.	100,000 Sq. Ft.	16	Possible

Building Amenities

- > 22'-24' Clear Height
- > ESFR Sprinkler System
- > 40' x 40' Column Spacing
- > 120/208 Volt Power
- > Rail Served (Union Pacific)
- > M-1 Zoning
- > Majestic Commercenter Location
- > Available Immediately
- > For Lease at \$3.50/SF NNN
- > \$2.57/SF Est. Operating Expenses

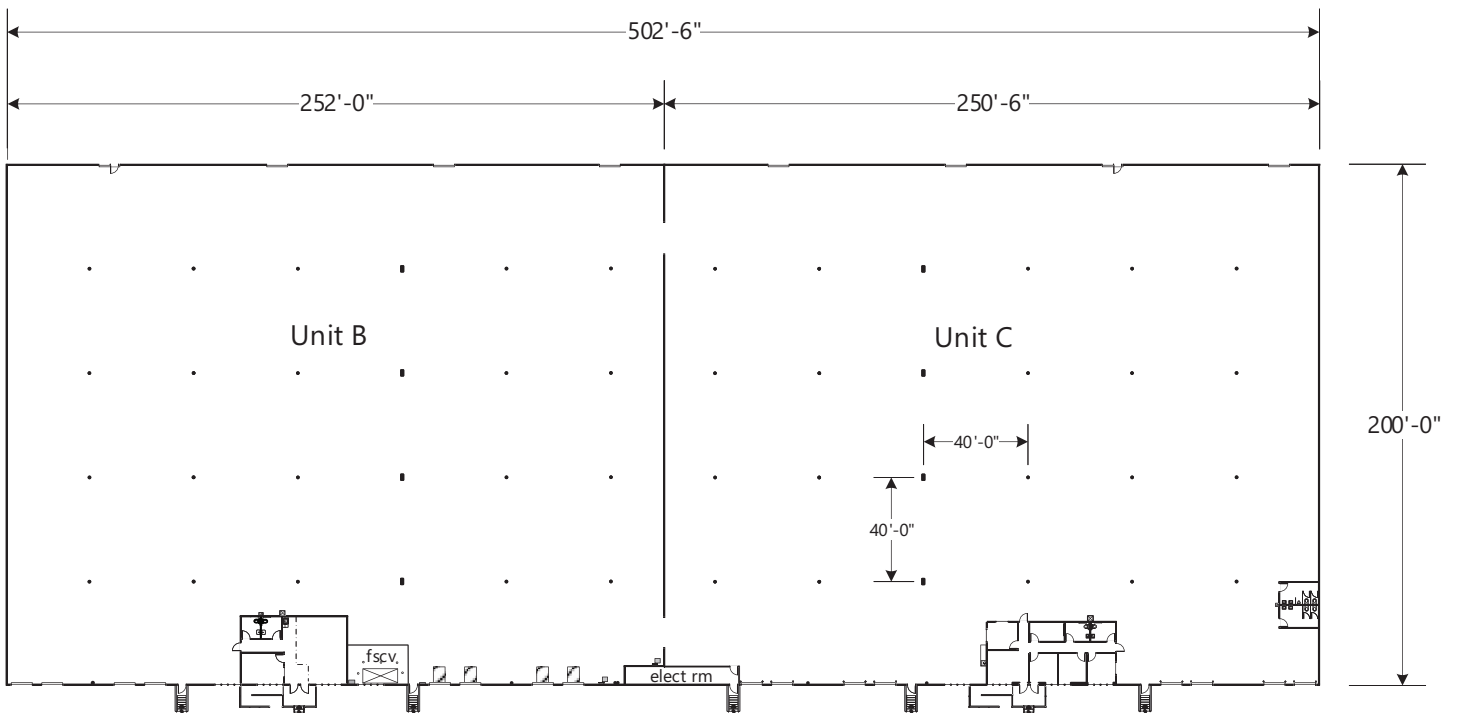


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Units B & C > Floor Plan



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