

Gateway Plaza

3568 PEORIA STREET | UNIT 608 | AURORA, CO



ACCESS VIA
I-70 & PEORIA ST.

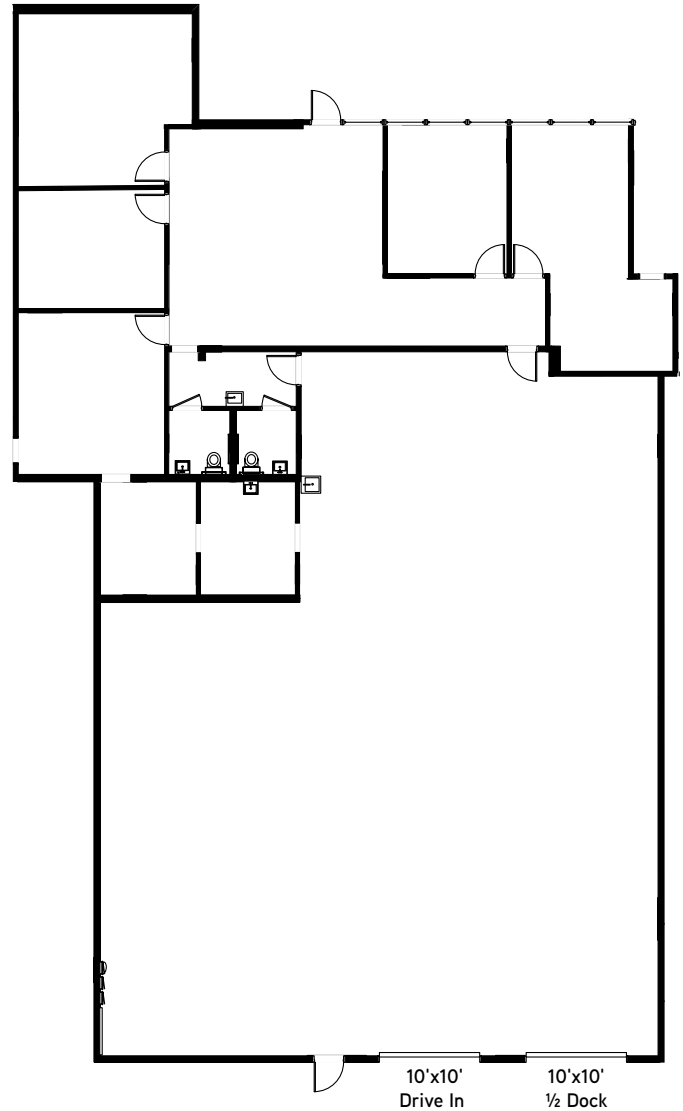
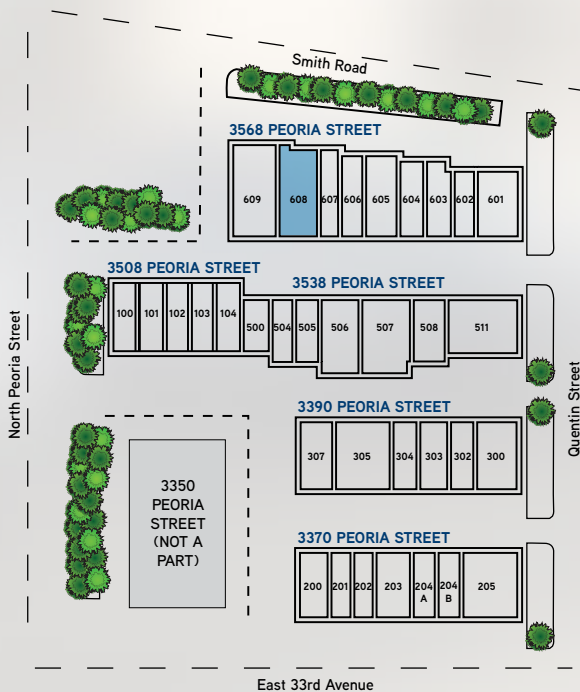
LOCATED WITHIN WALKING
DISTANCE OF **LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

PEORIA STREET
FRONTAGE

- > **Project Size:** 123,827 SF
- > **Available Space:** 6,262 SF
- > **Office Size:** 2,392 SF
- > **Warehouse:** 3,870 SF
- > **Rate:** \$7.50/SF NNN
- > **Estimated Expenses:** \$4.79/SF
- > **Available:** Immediately
- > **Parking:** 1.89:1,000 SF
- > **Loading:** One (1) Drive-In & One (1) 1/2 Half Dock
- > **Ceiling Height:** 14'-16'
- > **Zoning:** M-1
- > **Electric Service:** 3-Phase
- > **City/County:** Aurora/Adams

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