

Gateway Plaza

3568 PEORIA STREET | UNIT 608 | AURORA, CO



INDUSTRIAL SPACE > FOR SUBLEASE

ACCESS VIA
I-70 & PEORIA ST.

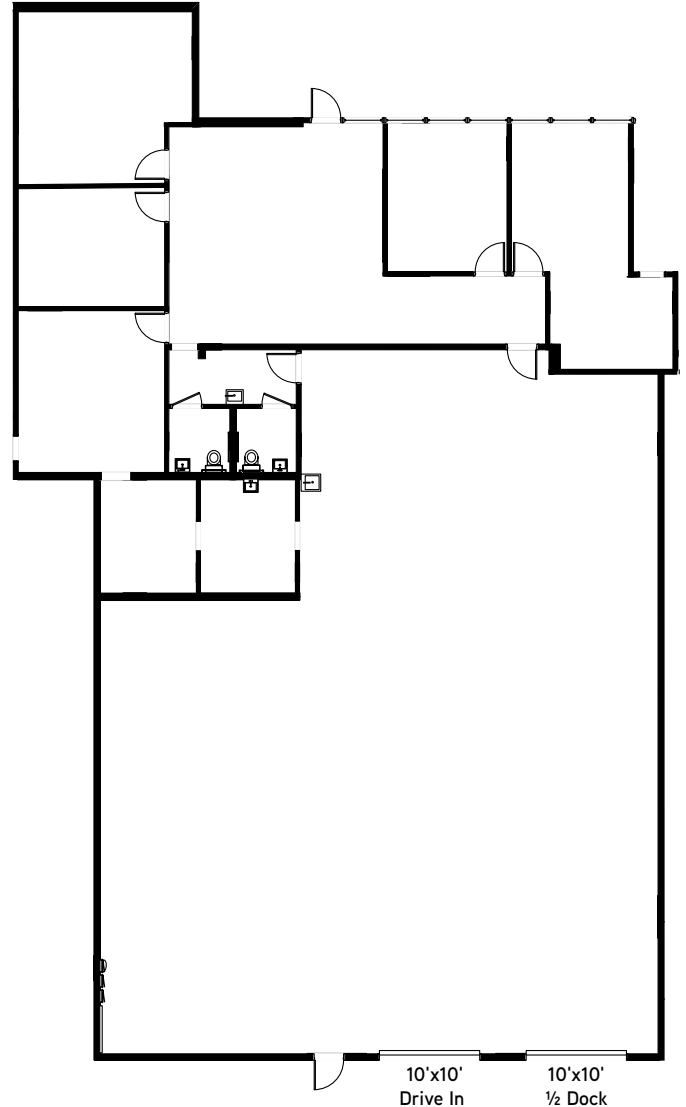
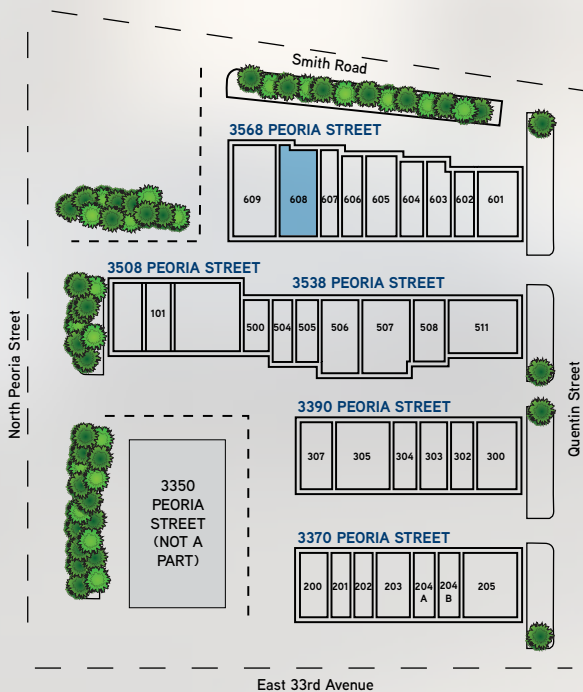
LOCATED WITHIN WALKING
DISTANCE OF **LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

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:	\$3.15/SF
> Term:	Through 12/31/20
> 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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