

I-225 PLAZA

SHOWROOM / RETAIL / FLEX USER



1600

S. ABILENE ST.
UNIT B

AURORA, CO 80012

Great Proximity To Florida Lightrail Station!

UNIT B

S. ABILENE ST.



UNIT HAS HIGHWAY VISIBILITY, FULL HVAC AND SHOWROOM

AVAILABILITY INFORMATION

AVAILABLE:	March 1, 2026
SIZE:	28,765 SF
OFFICE:	±1,520 SF
SHOWROOM/WAREHOUSE:	±27,245 SF
BASE RENT:	\$10.00/SF NNN
2026 OPEX:	\$5.24/SF
MONTHLY RENT:	\$36,531.55
NUMBER OF DOCKS:	One (1)
DRIVE-IN DOORS:	Two (2)
CLEAR HEIGHT:	15'-0"
POWER:	1200 Amp, 208 Volt, 3-Phase (to be verified)

HIGHLIGHTS

- I-225 Plaza offers excellent visibility from I-225
- Individual signage available and use of the monument sign
- Close proximity to Fitzsimons
- Office/showroom/retail uses
- Fully sprinklered
- Excellent access to I-225 at Iliff and Mississippi
- HVAC throughout

Colliers

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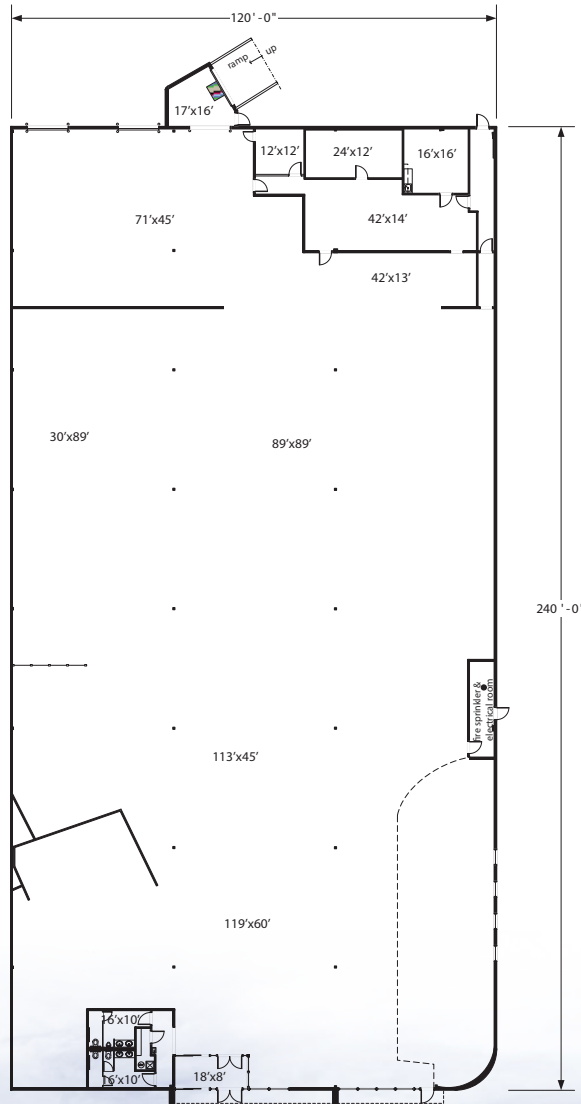
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1600 S. ABILENE • UNIT B | AURORA, CO 80012

SITE PLAN

28,765 SF



BROKER DISCLOSURE



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