

Gateway Plaza

3538 PEORIA STREET, UNIT 511, AURORA, CO

**LEASING INCENTIVES
AVAILABLE**



INDUSTRIAL SPACE > FOR LEASE

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
- > **Unit Size:** 7,709 SF
- > **Office Size:** 40%
- > **Rate:** \$8.50/SF NNN
- > **Estimated Expenses:** \$6.41/SF (2026)
- > **Parking:** 1.89:1,000 SF
- > **Loading:** One (1) Drive-In and One (1) Half Dock
- > **Ceiling Height:** 14'-16'
- > **Zoning:** M-1
- > **Electric Service:** 3-Phase
- > **City/County:** Aurora/Adams

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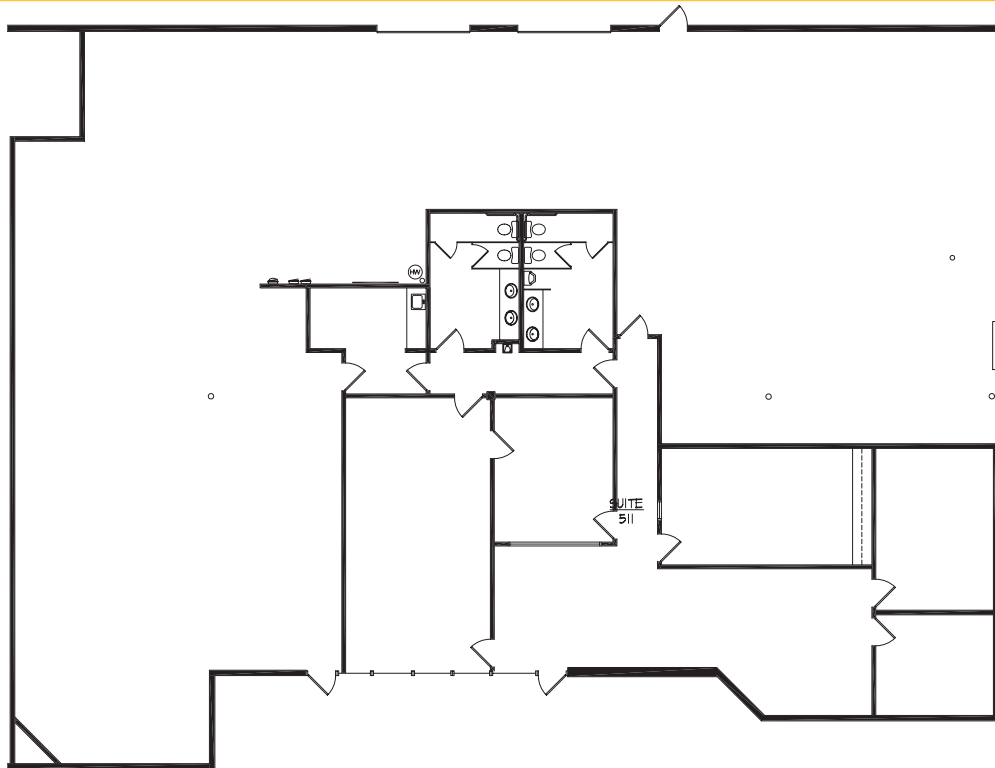
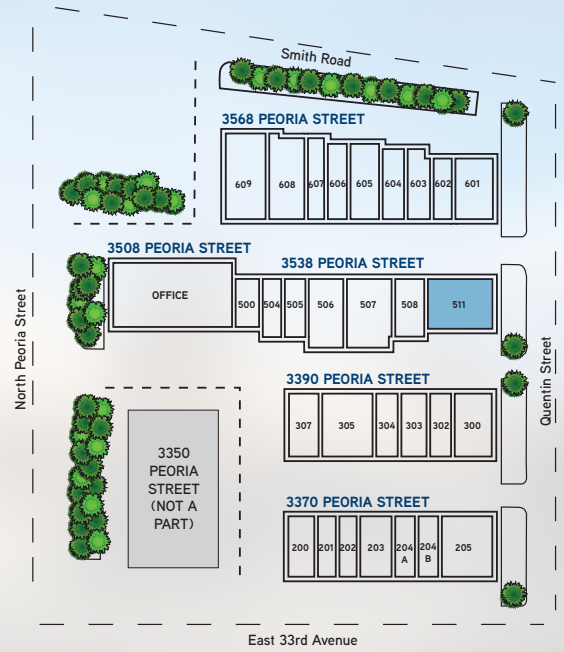
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Gateway Plaza

UNIT 511 | 7,709 SF



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