

INDUSTRIAL SPACE
FOR SALE

17800 E. 22nd Ave.

AURORA, CO 80011



Building Information

- › Building Size: 18,896 SF
Main Building: 16,496 SF
Shop Building: 2,400 SF
- › Office SF: 4,000 SF
- › Lot Size: 7.87 Acre
- › Sprinklered: Yes
- › Zoning: M-2 Heavy Industrial
- › YOC: 2001
- › Clear Height: 19'
- › Loading: Seven (7) -14' x 16' Drive-Ins
- › Power: 600 Amp, 480 Volt, 3-phase (TBV)
- › Sale Price: \$4,300,000

Highlights

- › Wash bay
- › Sand trap
- › Yard scale
- › Two (2) 40' dry wells
- › Radiant heat
- › Compressor lines throughout
- › Large fenced & surfaced yard with electric gate

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Accelerating success.

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