



FOR LEASE

14,480 SF Warehouse W/ Minimal Office, Dock Loading

17600 E Exposition Dr. Unit B | Aurora, CO 80017



Unit Is Mostly Open Warehouse, Fenced Yard Allowed, Heavy Power, Abundant Parking

CONTACT:

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UNIQUE PROPERTIES

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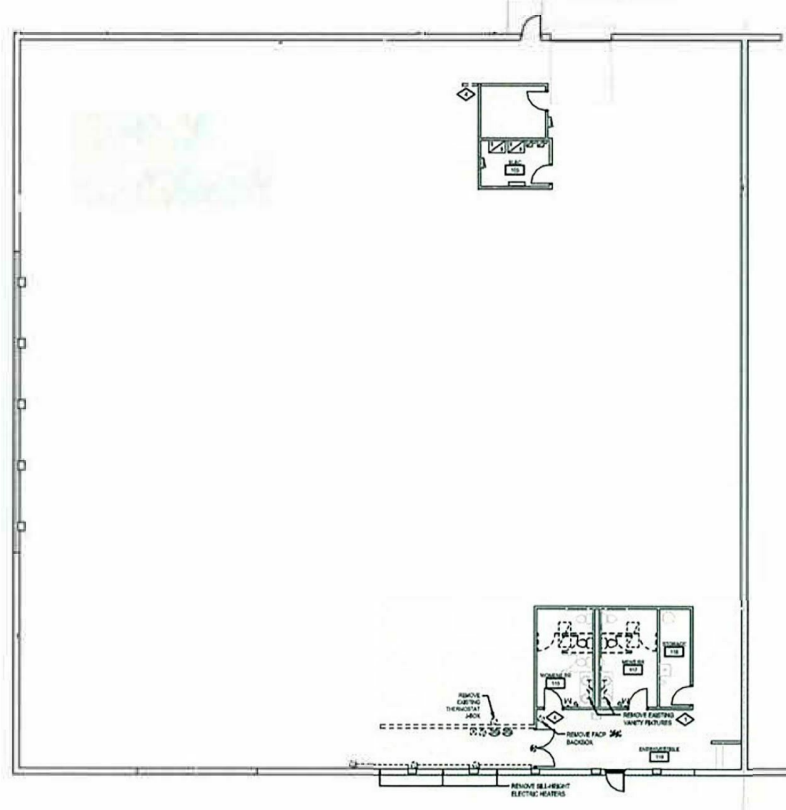
OFFERING SUMMARY

Available SF:

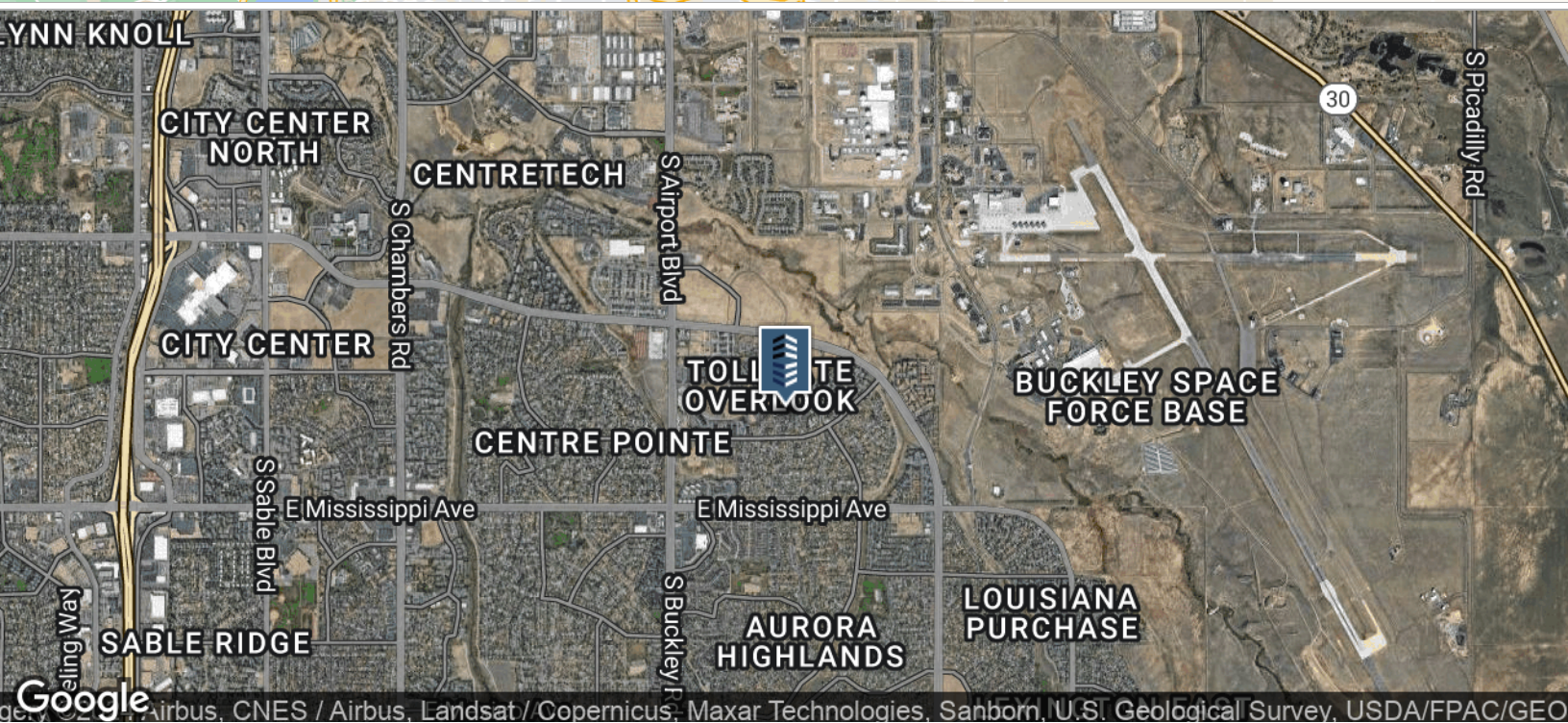
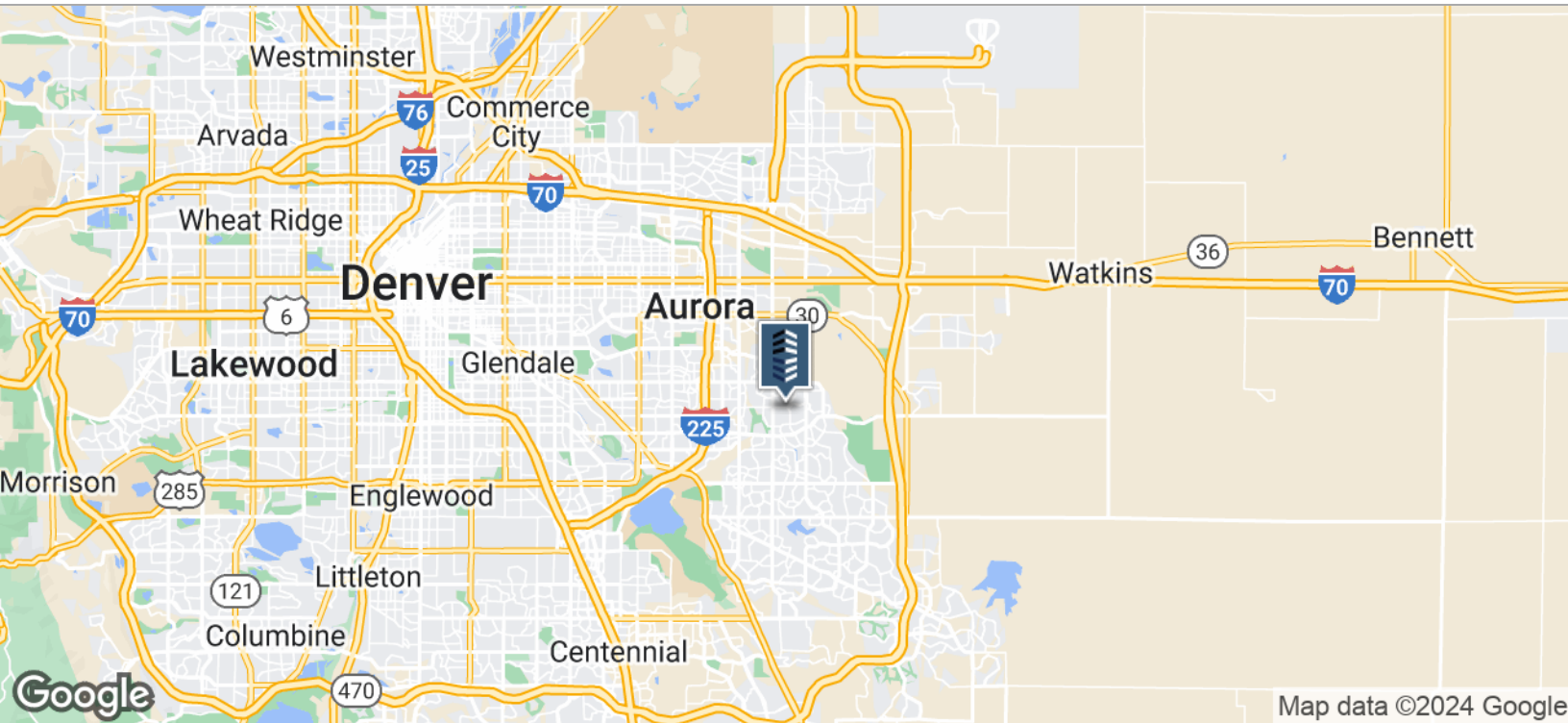
Office:	500 SF
Lease Rate:	\$7.95/SF/YR (NNN)
Est. NNN:	\$3.97/SF
Parking:	Abundant
Building Size:	52,371 SF
Power:	400 Amp 3PH
City/County	Aurora/Arapahoe
Sprinkled:	Yes, Wet System
Zoning:	PUD, Aurora

PROPERTY HIGHLIGHTS

- Clean, open warehouse area
- Minimal office, ADA restrooms
- Potential yard area
- Fully Sprinklered
- 5:1,000 SF parking
- Power: 400 AMP/480V (tbv)
- Entirely temp controlled
- Fiber connectivity
- Ideal for warehousing, service companies, showroom uses, data and IT uses, to name a few







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