

**FOR SALE**  
**9,584 SF**



**INDUSTRIAL PROPERTY**

**508** OLATHE ST,  
AURORA, CO 80011

Ilya Klein  
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*Novel*Commercial  
501 S Cherry Street Suite 1100  
Denver, CO 80246

## FINANCIAL SUMMARY

OFFERING PRICE **\$2,100,000**

LEASABLE AREA **9,584 SF**

PRICE PER SF **\$219**

LOT SIZE **0.56 Acres**

COUNTY **Arapahoe**

ZONING **M-1**



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## OVERVIEW

- ✓ **Freestanding Industrial with Fenced Yard**
- ✓ **Two Electric-Motorized Drive-In Overhead Doors**
- ✓ **Close to DIA, I-225 and I-70 along 6th Ave**
- ✓ **Concrete Parking Lot**
- ✓ **0.56 Acres**
- ✓ **Insulated and Skylights**
- ✓ **Fully Fire Sprinklered**
- ✓ **400A of 240V 3-Phase Electrical Power**



**DRIVE-INS**

**2**

**COUNTY**

**Arapahoe**

**CLEAR HEIGHT**

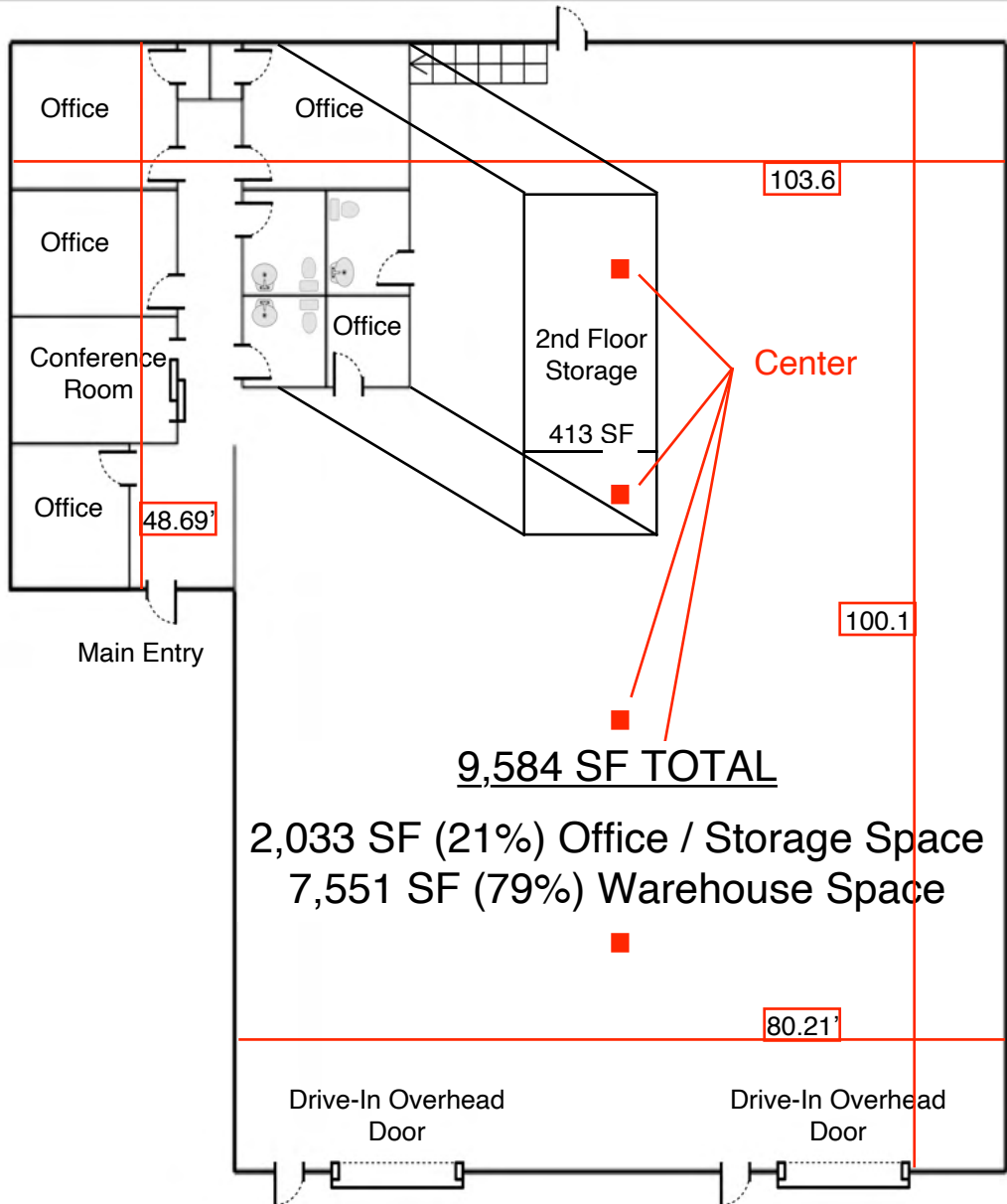
**19.6'-13.9'**

**ZONING**

**M-1**

**LOT**

**0.56 Acres**



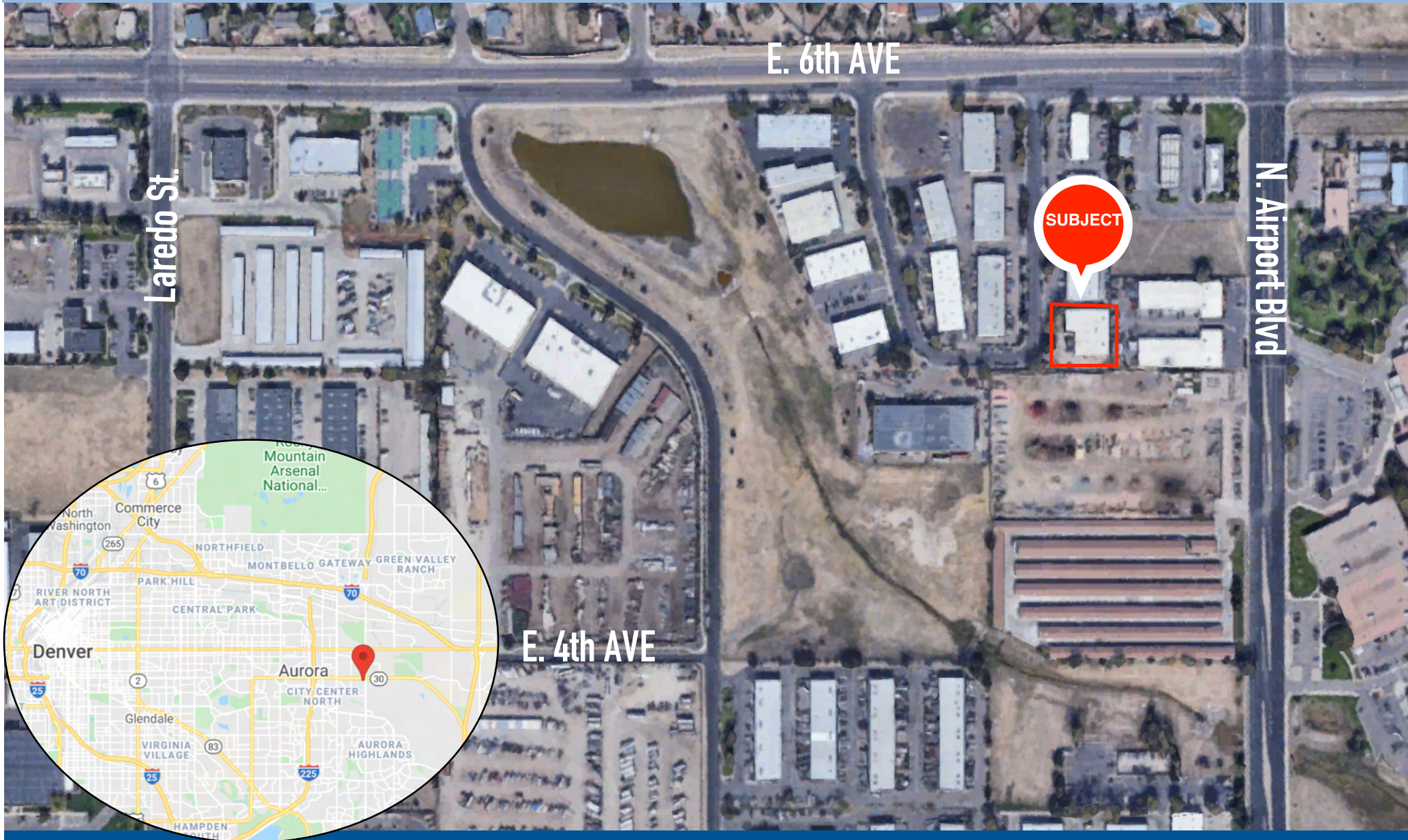
## OFFICE AREA

- 2,033 SF Office/Storage Space
- HVAC System
- 4 Private Offices
- 1 Conference Room
- 2 ADA Bathrooms

## WAREHOUSE AREA

- 2 Drive-In Overhead Doors
- 2 Swamp Coolers
- 19.6' Clear Height at Center Peak
- 13.9' Clear Height at Sides
- Additional Upstairs Storage
- 7,551 SF Warehouse Space
- 1 Center Row of Support Posts
- 1 ADA Bathroom

# LOCATION



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