



**FOR LEASE  
9,584 SF**

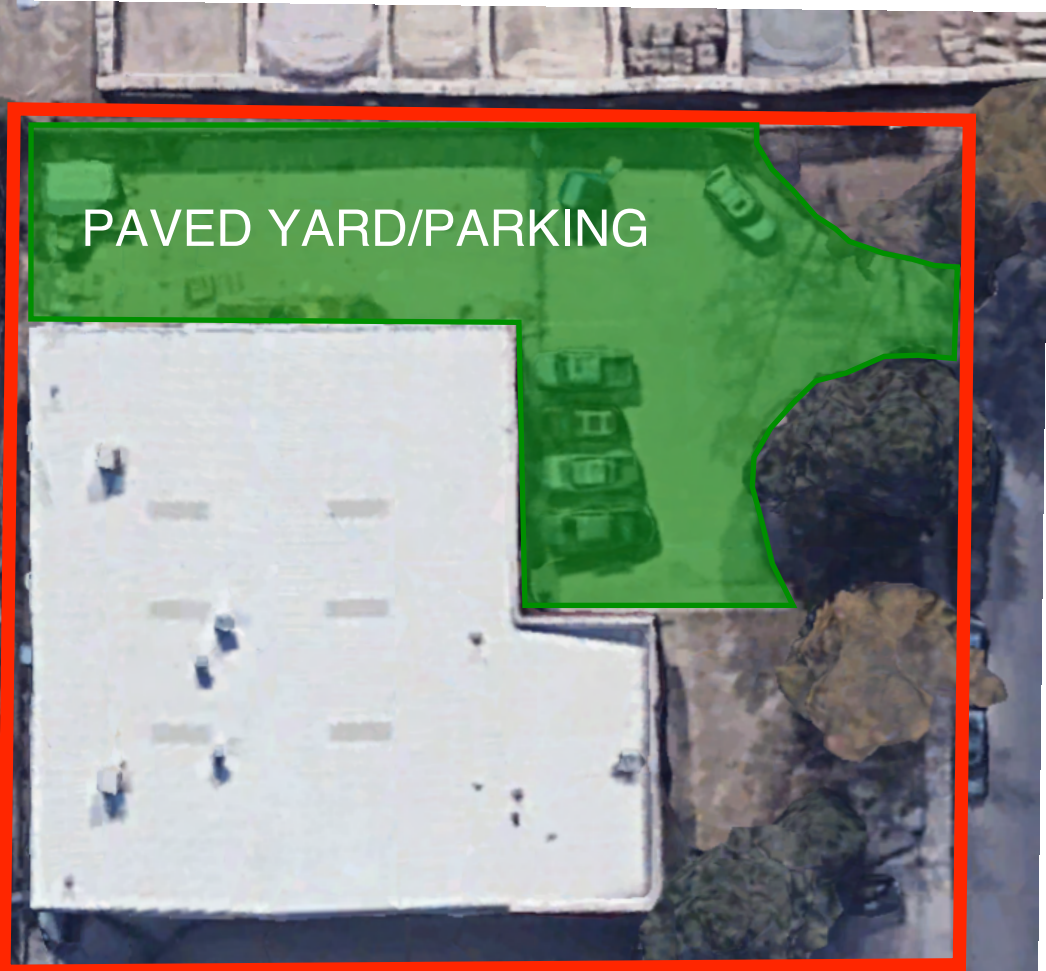
**WAREHOUSE, MANUFACTURING, or R&D**

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

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# LEASE OVERVIEW



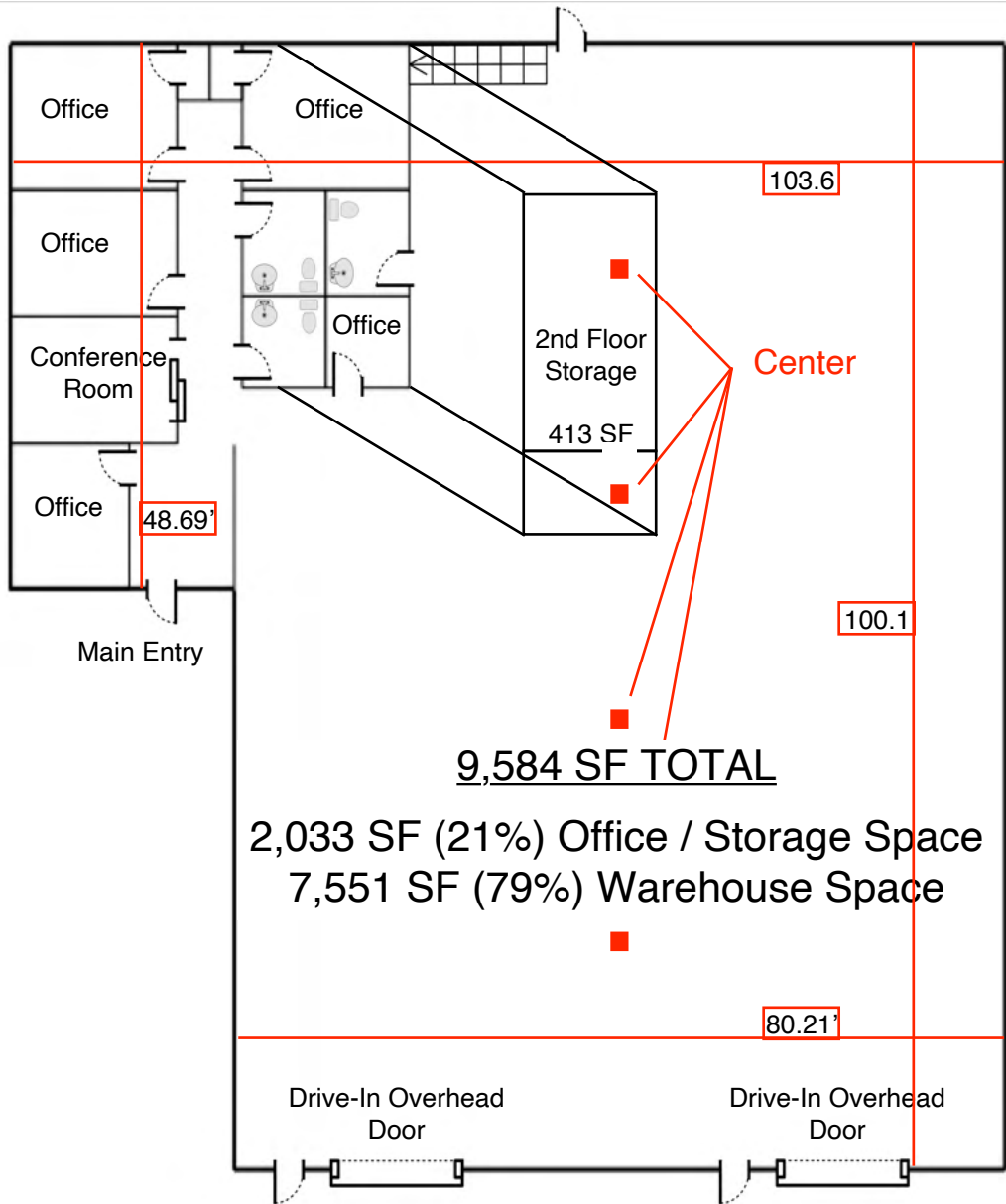
- ✓ Freestanding Industrial with Fenced Yard
- ✓ Two Electric-Motorized Drive-In Overhead Doors
- ✓ Close to DIA, I-225 and I-70 along 6th Ave
- ✓ Concrete Parking Lot
- ✓ 0.56 Acres
- ✓ Insulated and Skylights
- ✓ Fully Fire Sprinklered
- ✓ 400A of 240V 3-Phase Electrical Power

## STARTING RENT

**\$13.75/SF NNN**

| DRIVE-INS | COUNTY   | CLEAR HEIGHT | ZONING | CAM/SF |
|-----------|----------|--------------|--------|--------|
| 2         | Arapahoe | 19.6'-13.9'  | M-1    | \$5.68 |





## 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

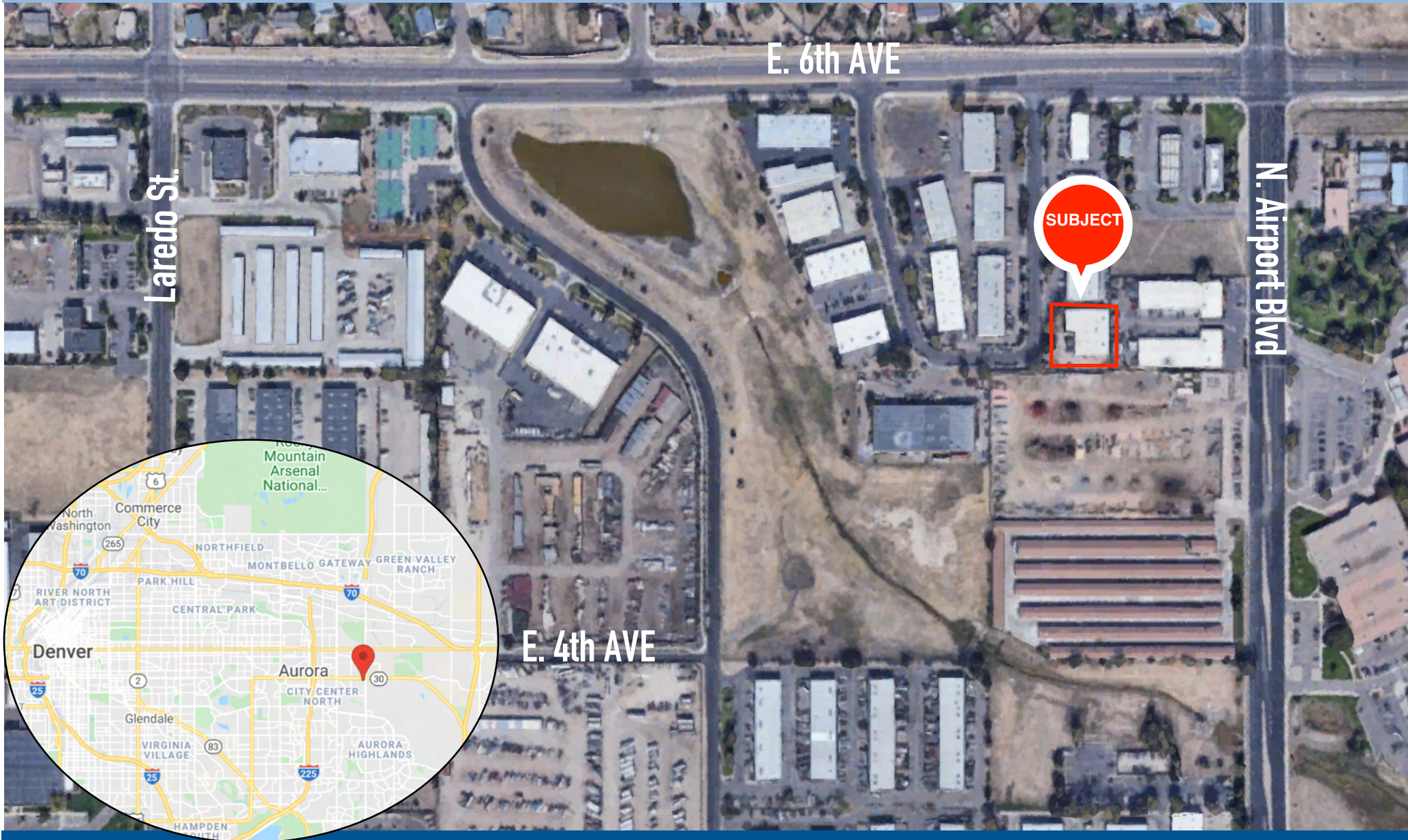


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# LOCATION



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