



FLEX SPACE FOR LEASE

Property Highlights

- One (1) dock high door
- 14'-0" clearance
- Four existing UPS units
- Direct fiber available
- Fully sprinklered
- 3.0:1,000 SF parking
- Zoning: PUD, Aurora
- YOC: 1981, renov 2013
- Power: 400 amp/480v (tbv)
- Core & shell condition
- Men's and Women's restroom

Lease Rate

- \$8.00- \$10.00 / SF
- Opex: \$3.30/ SF

Space Available

Unit B - 14,480 sf

Other

- Building signage available
- Adjacent to Buckley Air Force Base
- Currently in partial core/shell condition
- CBD and marijuana uses possible



For more information, please contact:

Dawn McCombs
Principal
720.508.8110
dawn.mccombs@avisonyoung.com

Kevin Hann
Associate
303.390.0961
kevin.hann@avisonyoung.com

Justin Rayburn
Fountain Commercial , Principal
303.249.3730
jrayburn@fountainheadcommercial.com

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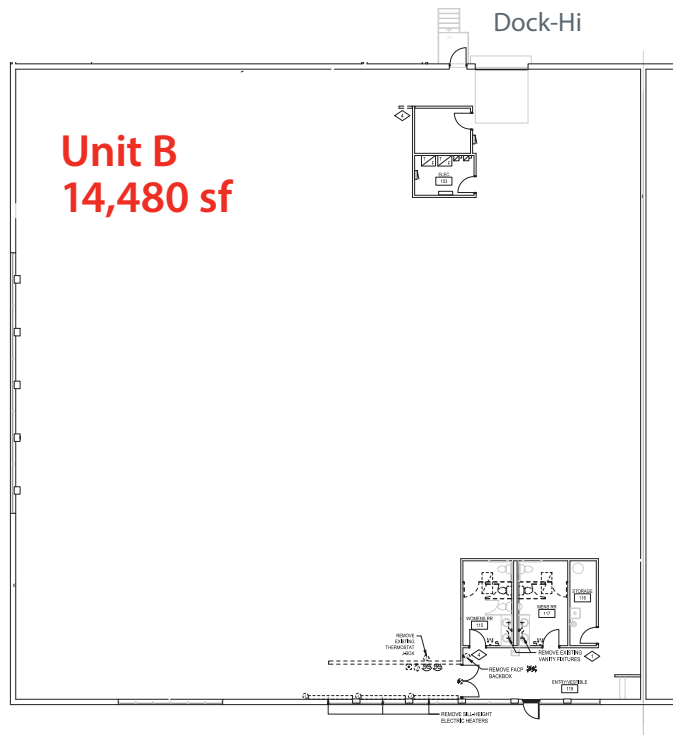
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**E. EXPOSITION DRIVE
AURORA, CO 80017**

Location Aerial



Floorplan



avisonyoung.com 1801 California Street | Suite 3750 | Denver, CO 80202

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