

FOR SALE

WAREHOUSE WITH FENCED YARD



MALMAN
REAL ESTATE



3203 N Oakland St. Aurora, CO 80010

Property Highlights

- » Secure, fully fenced yard providing ample outdoor storage and enhanced operational flexibility
- » Brand new office buildout featuring modern design and high-quality finishes throughout
- » Flexible demising potential allowing for up to three units; ideal for multi-tenant use or phased occupancy strategies

Property Details

Available Size	6,250 SF
Lot Size	0.55 Acres
Clear Height	13'-15'
Ceiling Height	13'-15'
Loading	4 10'x12' roll up doors. 2 -10'x10' roll up doors
Power	3-Phase TBV
Zoning	I-2 Aurora
County	Adams

Sale Price: \$1,400,000

For more information:

ZACHARY PROPST
720-415-2761
zach@malmancre.com

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Demographics

	1 Mile	3 Mile	5 Mile
Population	11,491	148,787	328,285
Households	3,003	50,719	122,847
Employees	7,237	58,567	134,786
Avg HH Income	\$142,037	\$119,586	\$121,685

For more information:

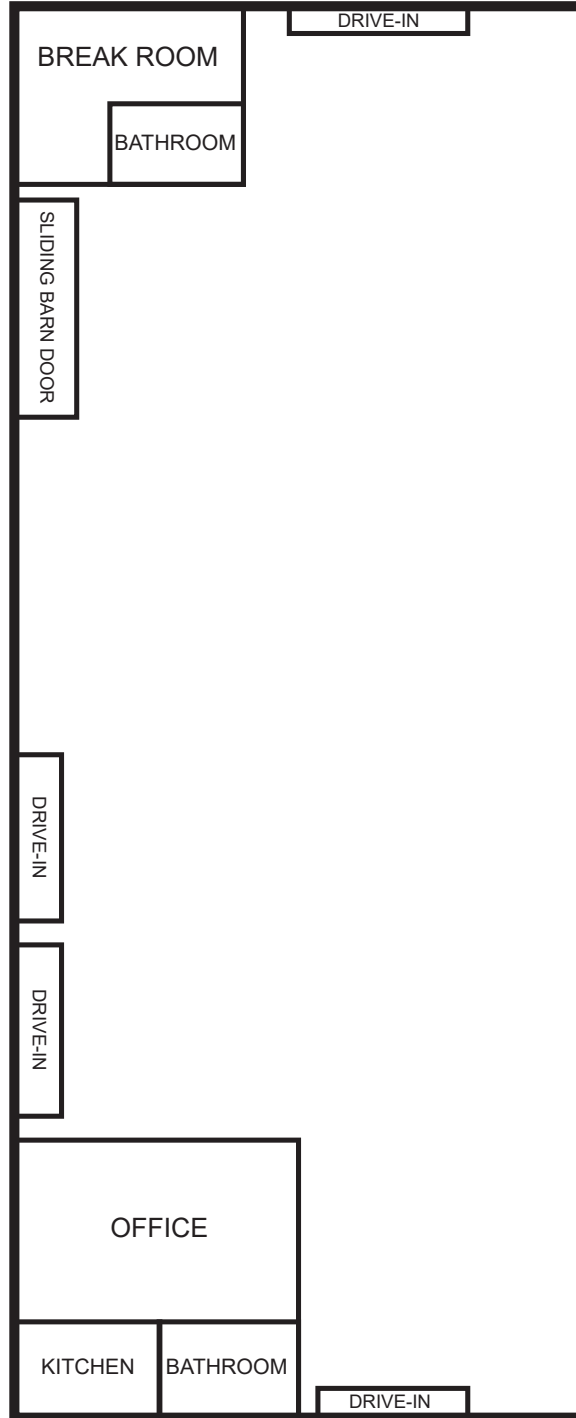
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FLOOR PLAN



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