

# Gateway Plaza

3538 PEORIA STREET | UNIT 506  
AURORA, CO 80010

LEASING INCENTIVES  
AVAILABLE



INDUSTRIAL SPACE > FOR LEASE

AUTOMATED GATE AND FENCED PARKING/LOADING COURT FOR ADDED SECURITY

ACCESS VIA  
I-70 & PEORIA ST.

LOCATED WITHIN WALKING  
DISTANCE OF LIGHT RAIL  
STATION & 10 MINUTES TO  
FITZSIMONS CAMPUS

PEORIA STREET  
FRONTAGE

- > Project Size: 123,827 SF
- > Available: Immediately
- > Unit Size: 4,715 SF
- > Office Size: 60%
- > Rate: \$10.00/SF
- > Estimated Expenses: \$6.41/SF (2026)
- > Parking: 1.89:1,000 SF
- > Loading: One (1) Half Dock & One (1) Drive-In
- > Ceiling Height: 14'-16'
- > Zoning: M-1
- > Electric Service: 3-Phase
- > City/County: Aurora/Adams

**DEPAUL**  
Real Estate Advisors



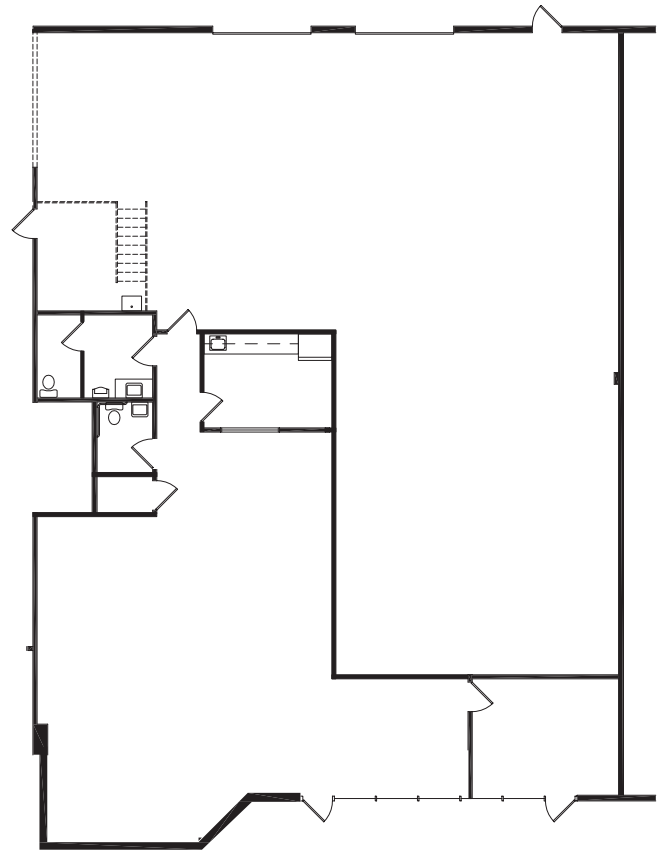
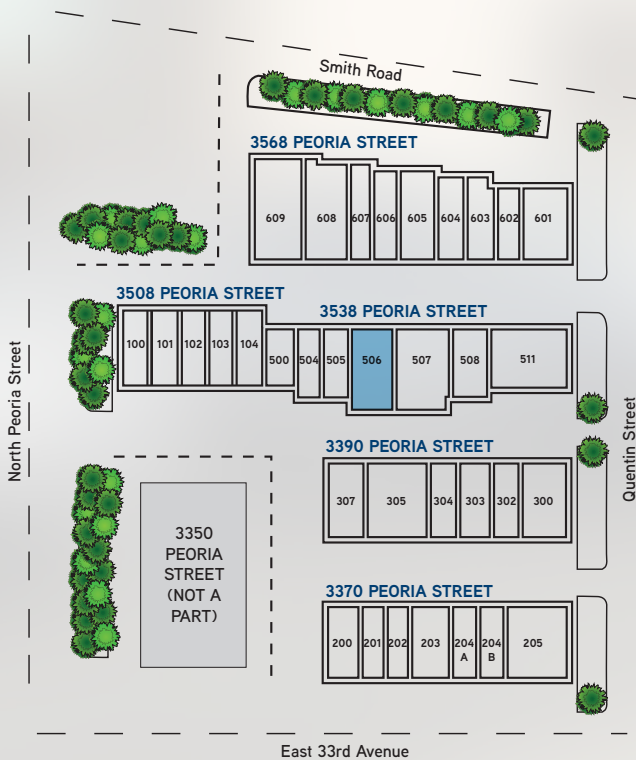
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# Gateway Plaza

UNIT 506 | 4,715 SF



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Real Estate Advisors



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Broker  
Disclosure

