



FOR SALE/LEASE

4,000 SF Office/Warehouse Condos For Sale/Lea

482 Laredo Street #B-E, Aurora, CO 80011



Heavy Power Available. Automotive & Marijuana Friendly

CONTACT:

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SENIOR VICE PRESIDENT

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UNIQUE PROPERTIES

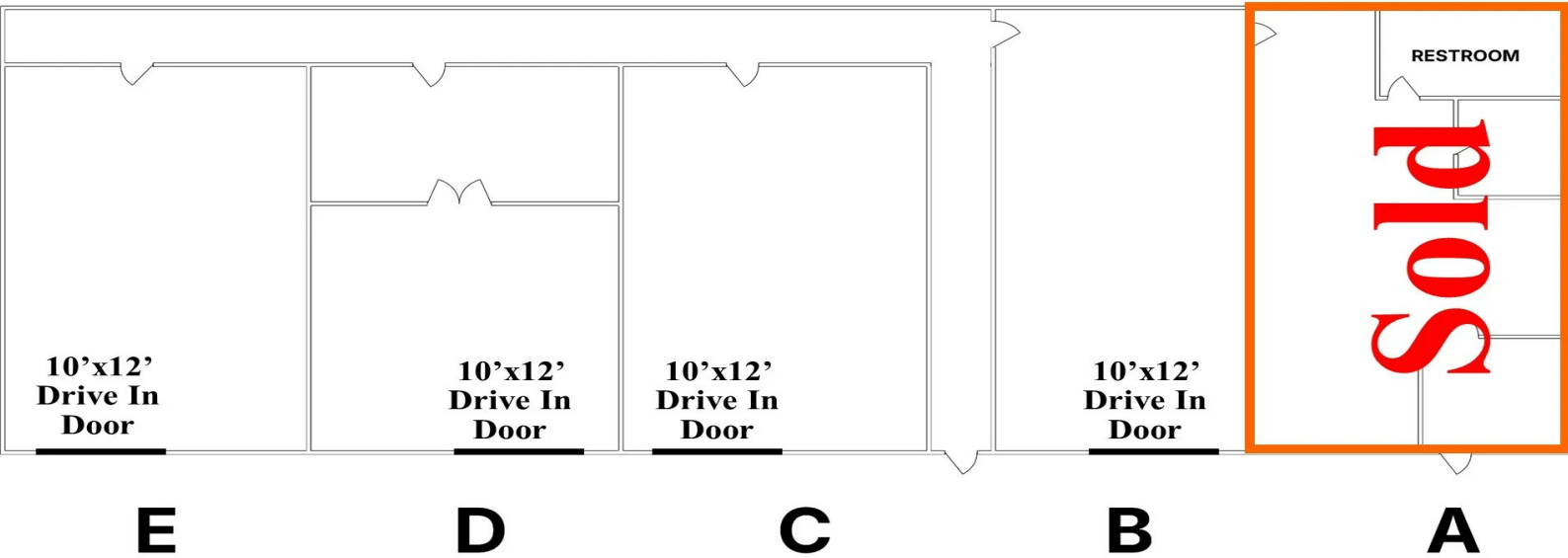
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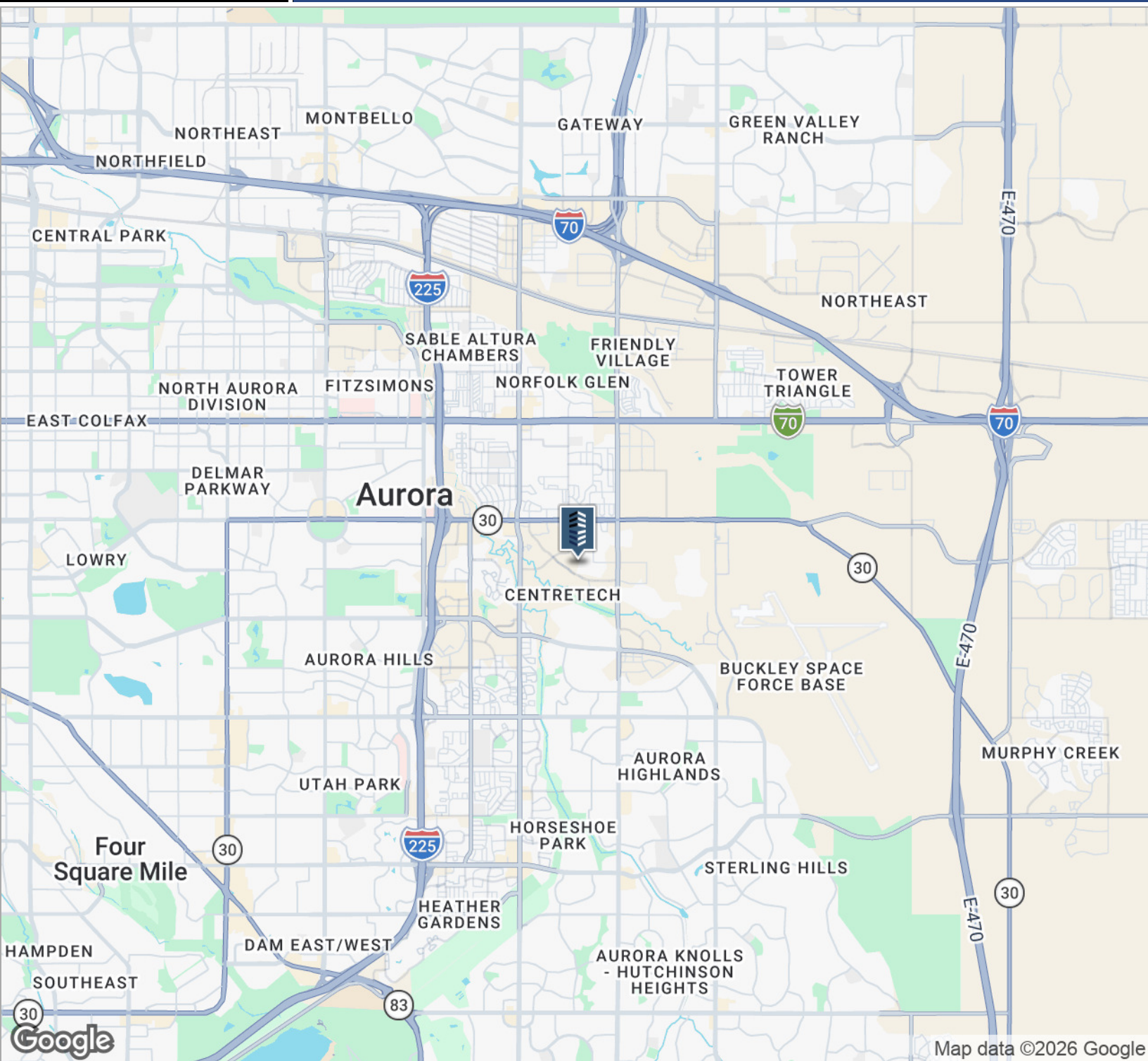
OFFERING SUMMARY

Available:	4,000 SF
Building Size:	20,000 SF
Grade Level Doors:	10"x12' per unit
Ceiling Height:	13'-14' clear
Year Built:	1985
Zoning:	I-1 Industrial

PROPERTY HIGHLIGHTS

- Four 1,000 SF office/warehouse condos for sale/lease
- Sale price of just \$600,000
- Lease for just \$5,334/mth plus utilities*
- Zoned I-1 industrial in the city of Aurora (Arapahoe County)
- Heavy power available
- Each unit has a 10'x12' drive in door with 13'-14' clear height
- Association Dues are just \$236 per month per 1,000 SF unit
- Property Taxes are approximately \$5,703 per year per 1,000 SF unit
- Marijuana related uses are approved by the property owner and the owner's association.

4,000 SF OFFICE/WAREHOUSE CONDOS FOR SALE/LEASE



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