

15370

SMITH ROAD

AURORA, CO 80011

~~\$15.00~~ **\$13.00/SF (NNN)**

LEASE RATE



3,022 SF

AVAILABLE IMMEDIATELY

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE

303.512.1197 x226

gtrotter@uniqueprop.com

 **UNIQUE**
PROPERTIES



www.uniqueprop.com | 303.321.5888

400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Available SF:	3,022 SF
Lease Rate:	\$13/SF \$15/SF + NNN's
NNN Expenses:	~\$6.62/SF
Building Size	16,200 SF
Lot Size	57,847 SF (1.328 Acres)
Year Built	1975

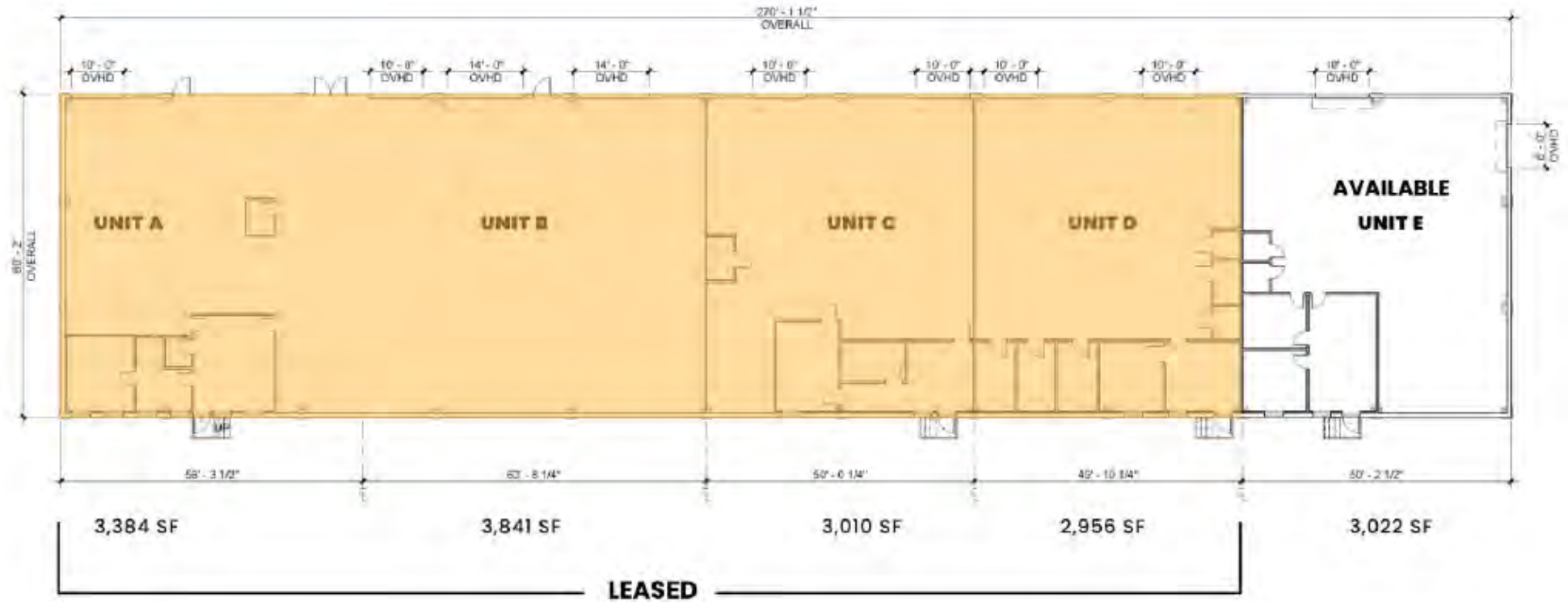
PROPERTY DESCRIPTION

15370 Smith Rd is a rare opportunity to lease an industrial property with outside storage space at the intersection of Smith Rd and Chambers Rd. The property offers one dock high door, 9 drive-in doors, as well as heavy power. It is ideally situated with easy access to I-70 and I-225.

- Drive-in (1) 10'x10'
- Dock High Door (1)
- Outside storage allowed
- Gated and fenced yard
- New asphalt and seal coat (2022)
- New exterior paint (2022)
- New roof (2021)
- Easy access to I-70
- Power: 400 Amp, 3-Phase
- Zoning is I-1 (Adams)
- Ceiling Height is 16'-18'



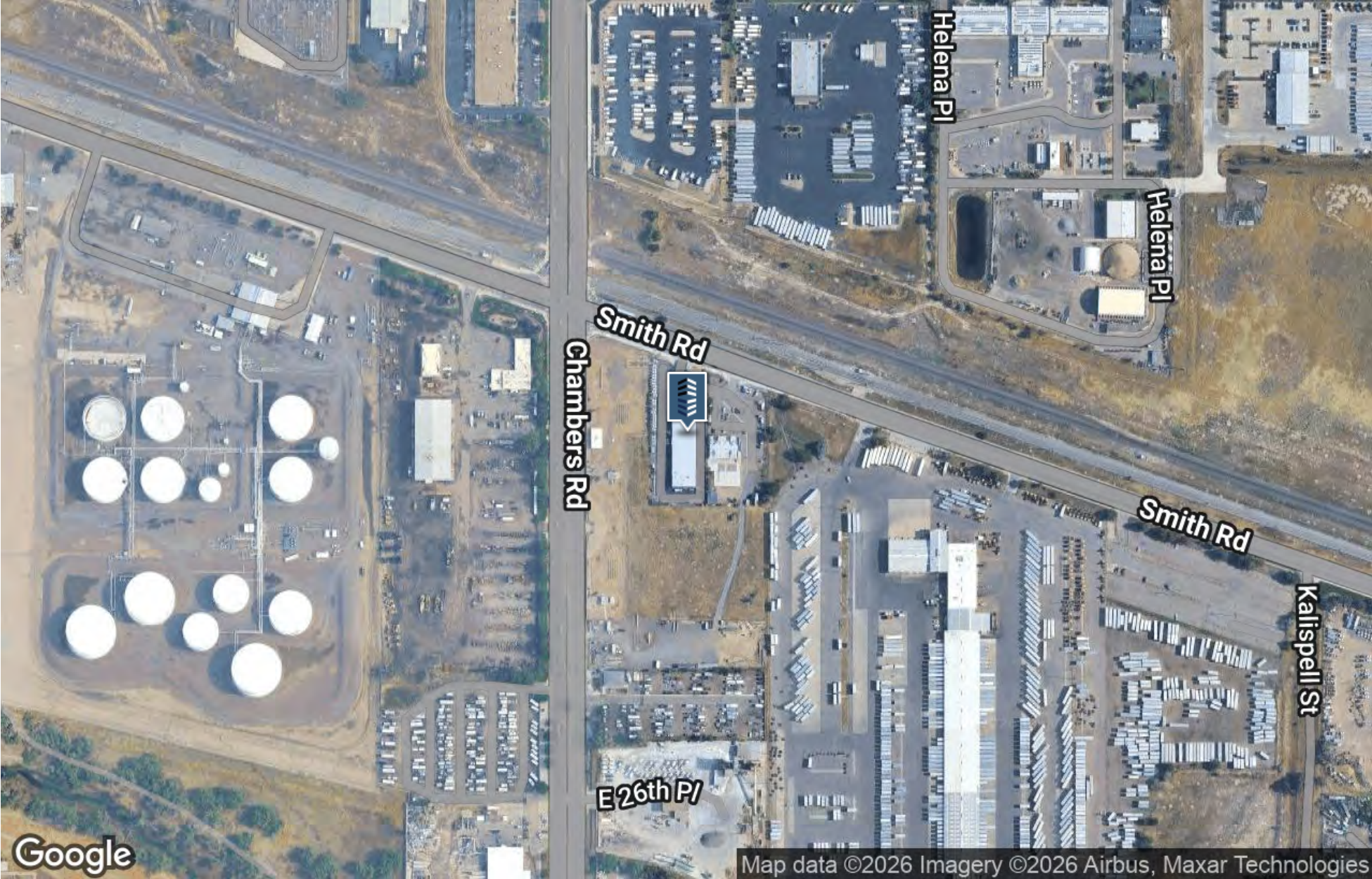
FLOOR PLAN



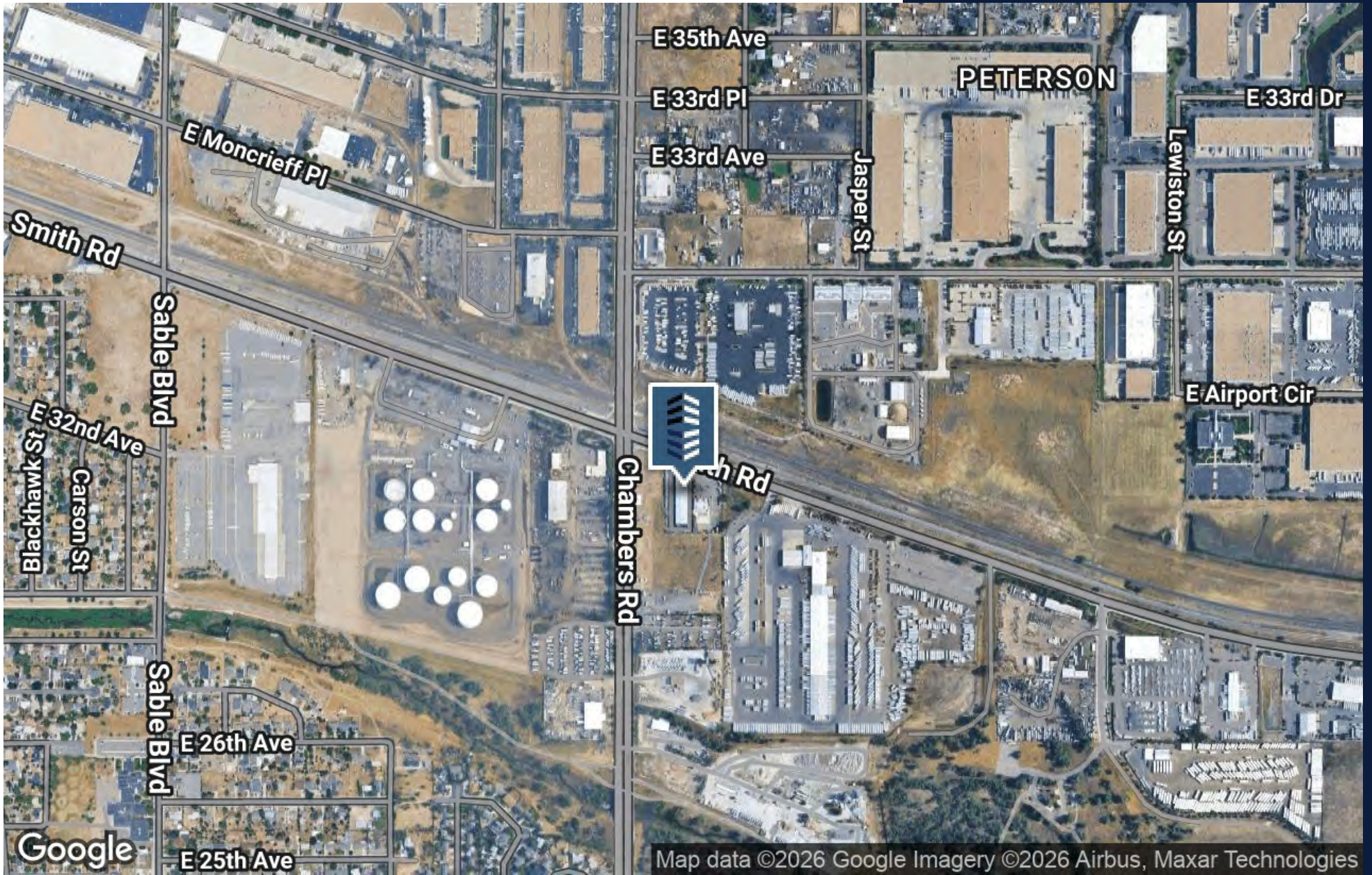
ADDITIONAL PHOTOS



LOCATION MAP



SITE AERIAL





SAM LEGER

CHIEF EXECUTIVE OFFICER
303.512.1159
sleger@uniqueprop.com

GRAHAM TROTTER

SENIOR BROKER ASSOCIATE
303.512.1197 x226
gtrotter@uniqueprop.com