

RATE REDUCED!

NORFOLK TECH CENTER

BUILDING 5

16302 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNIT FOR LEASE

**HIGH IMAGE NEW CONSTRUCTION
FRONT PARK / REAR LOAD DESIGN**

**DOCK HIGH LOADING
AMPLE PARKING**

**UNIT 100: 10,000 SF WITH DH & DI
UNIT 160: 5,000 SF WITH 2 DH**

Leasing by:

MICHAEL WAFER JR, SIOR
303.260.4407
mike.waferjr@nrmk.com

RUSSELL GRUBER
720.490.1442
russell@grubercre.com

NEWMARK

Gruber
COMMERCIAL REAL ESTATE

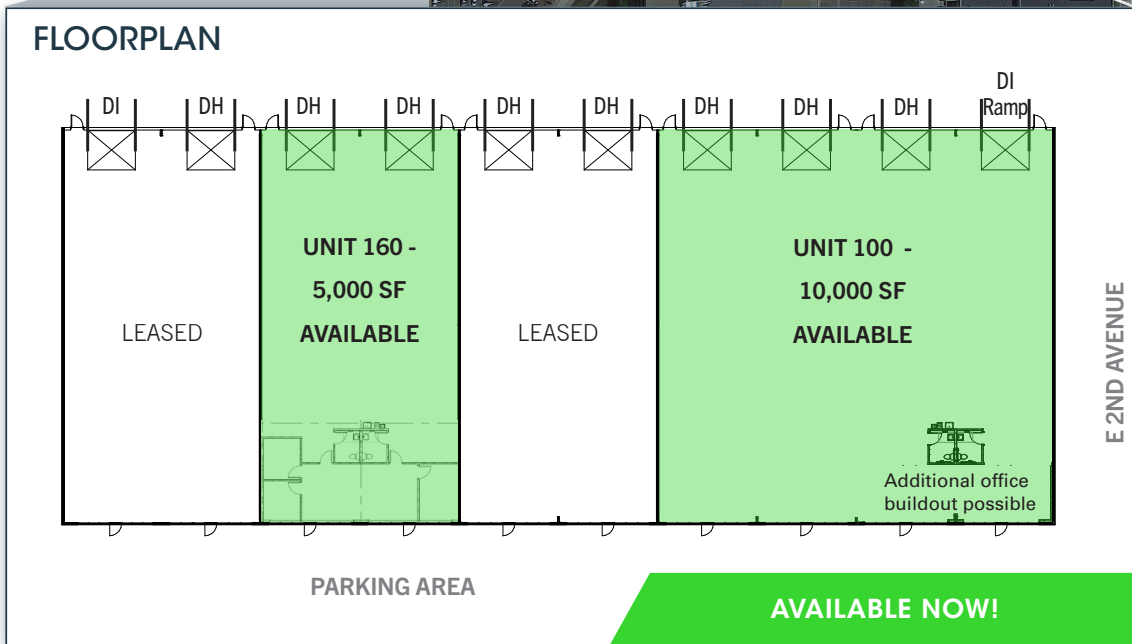
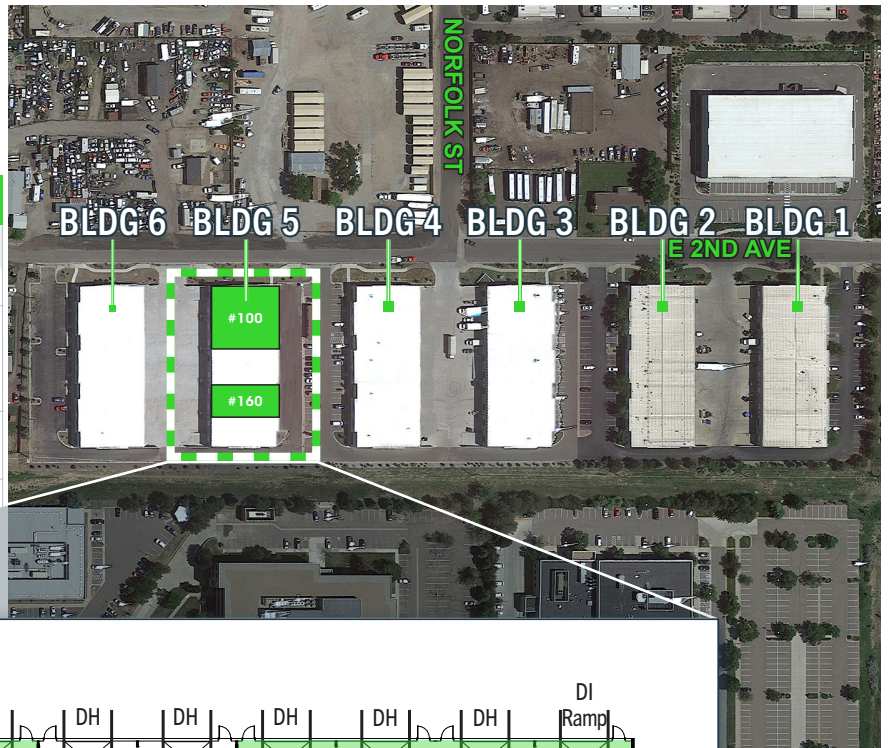
NORFOLK TECH CENTER

BUILDING 5

16302 E. 2ND AVENUE

TOTAL AVAILABLE SPACE: 15,000 SF

UNIT:	#160	#100
Available:	5,000 SF	10,000 SF
Office:	Reception Area 3 Offices 2 Restrooms	2 Restrooms (Additional office buildout possible)
Loading:	2 Dock High Doors	3 Dock High Doors 1 Drive-in Ramp
Rate:	\$9.95/SF NNN	\$9.00/SF NNN (As-Is)



DETAILS

Total Space Available: 15,000 SF

Building Size: 25,000 SF

Est. Expenses: \$5.00/SF

Clear Height: 17' minimum clear span

Sprinklered: Yes

Power: 120/208V, 3-phase, 2,000 amps total
(200 amps per 2,500 SF typical)

Heat/Air: Radiant heat/air-condition offices

Zoning: M-1

County: Arapahoe

