

PARK 70 - BLDG 4

1953 GUN CLUB ROAD
AURORA, CO 80011

FREESTANDING INDUSTRIAL BUILDING
FOR SUBLEASE

TRAILER PARKING AVAILABLE

220,000 SF

READY FOR IMMEDIATE OCCUPANCY





*Property lines are conceptual for purpose of marketing.

PARK 70 - BLDG 4 **1953 GUN CLUB ROAD** **AURORA, CO 80019**

Property Summary

Located at the intersection of I-70 and E-470, 1953 Gun Club Road offers immediate access to key transportation infrastructure. Positioned just minutes from I-70, E-470, and the I-225 interchange, the property provides efficient east-west and north-south distribution throughout the Denver Metro area. With strong proximity to major arterials, expanding labor pools in Aurora, and the established distribution nodes along the I-70 corridor, this site is ideally positioned for tenants seeking highly functional and efficient, Class A industrial space. The property features approximately 10,000 SF of modern office/showroom space, 32' clear heights, ESFR fire suppression, and a combination of dock-high and drive-in loading to accommodate a wide range of operational needs. With 15 dedicated trailer parking stalls and efficient site circulation, the building is well-suited for warehousing distribution, and manufacturing users.

BUILDING HIGHLIGHTS

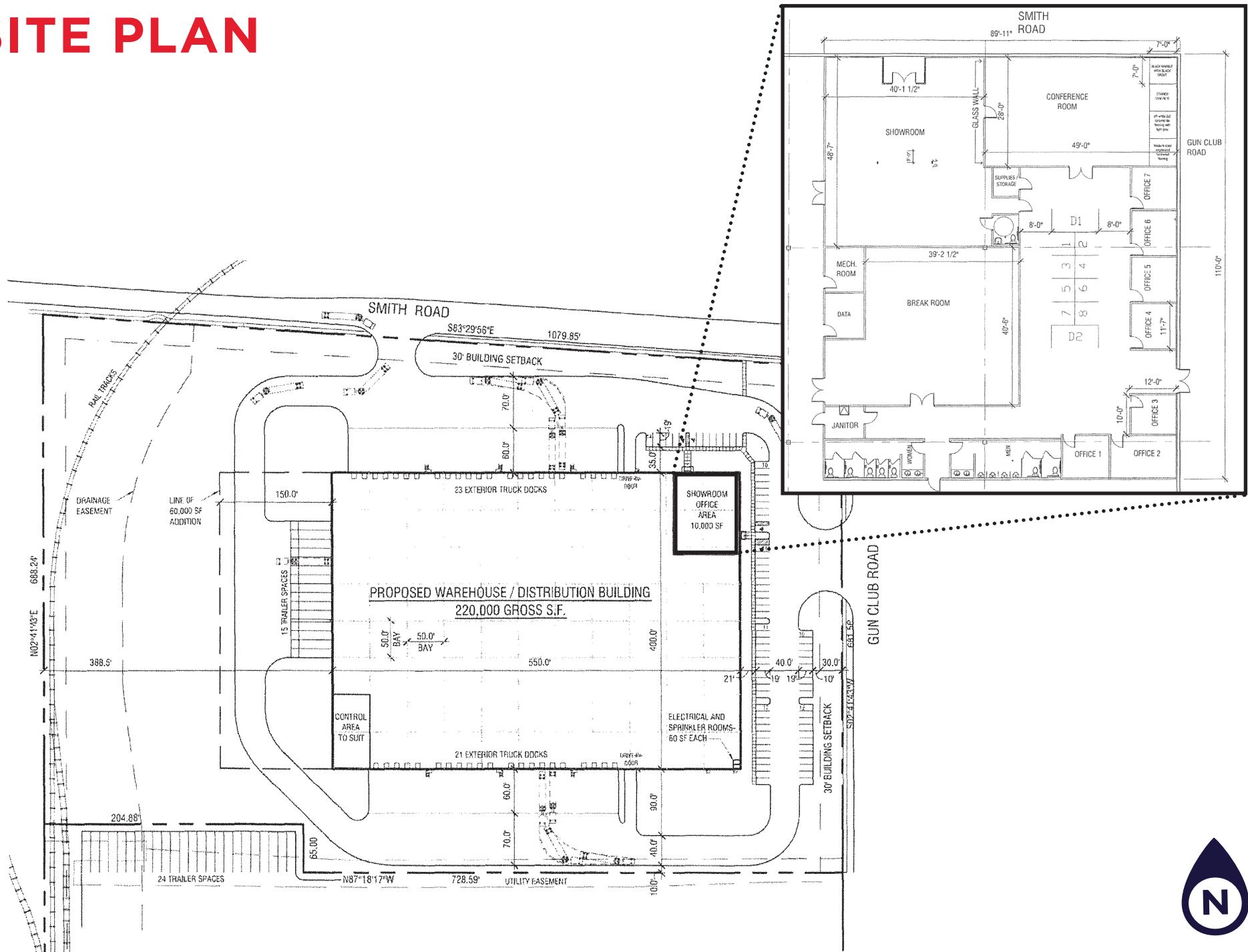
Total SF	±220,000 SF
Office	±10,000 SF Office/Showroom
Site Size	±17.72 Acres
Zoning	I-1
Clear Height	32'
Dock-High Doors	44 doors (all with dock seals, lights and 35,000lb levelers)
Drive-In Doors	Two (2) insulated doors (12'x14')
Column Spacing	50' x 50' (typical)
Sprinklers	ESFR (K17)
Power	1200a/277/480v/3p (TBV)
Parking	80 parking spaces (potential for additional)
Trailer Parking	Up to 15 trailer stalls
Availability Date	Available Immediately
Sublease Term	Available through 7/31/2027 (Longer term available via direct deal)

Reach out to Broker for Pricing

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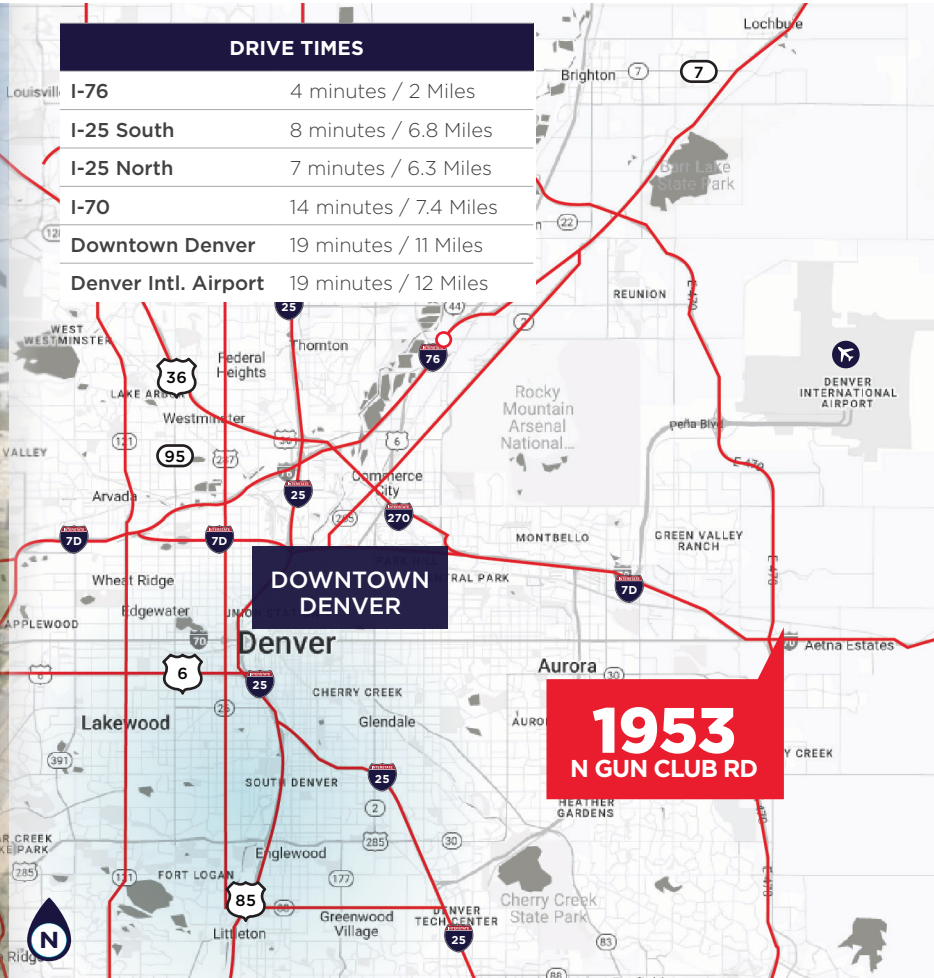


SITE PLAN



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1953 GUN CLUB ROAD



FOR MORE INFORMATION, PLEASE CONTACT:

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