

NORFOLK TECH CENTER

BUILDING 4

16404-16494 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNIT FOR LEASE

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

**DRIVE-IN LOADING
AMPLE PARKING**

**7,500 SF UNIT
AVAILABLE WITHIN 30-60 DAYS**

Leasing by:

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NEWMARK

Gruber
COMMERCIAL REAL ESTATE

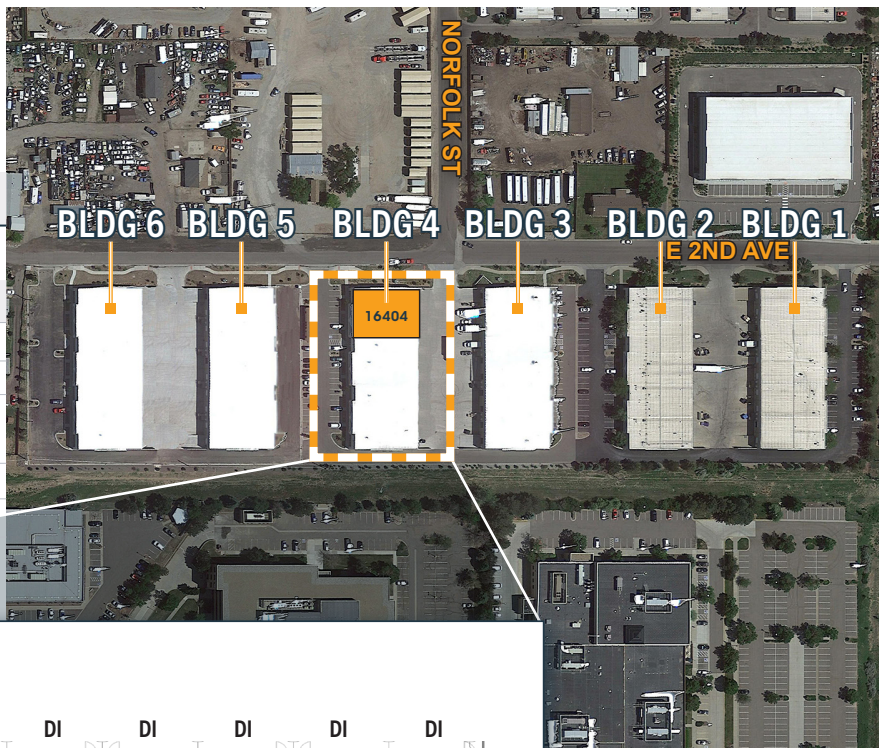
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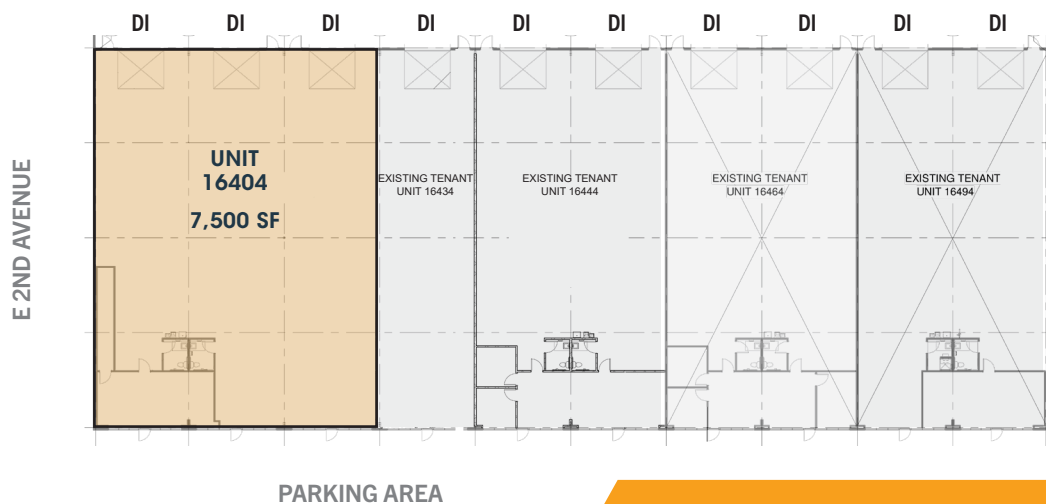
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TOTAL AVAILABLE SPACE: 7,500 SF

UNIT #:	16404
Available Size:	7,500 SF
Office Size:	600± SF
	Open Office & 2 Restrooms
Loading:	3 Drive-In Doors
Rate:	\$10.50/SF NNN



FLOORPLAN



AVAILABLE WITHIN 30 DAYS!

DETAILS

Total Space Available: 7,500 SF

Building Size: 25,000 SF

Lease Rate: \$10.50/SF NNN

Est. Expenses: \$5.00/SF

Loading: 3 drive-in doors

Clear Height: 17' minimum clear span

Power: 120/208V, 3-phase, 2,000 amps total
(200 – 400 amps per 2,500 SF unit)

Heat/Air: Radiant heat/air-condition offices

Zoning: M-1

County: Arapahoe

Sprinklered: Yes



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16404-16494 E. 2ND AVENUE
UNIT 16434 - OFFICE PLAN

