



FOR SUBLEASE

21001 E
13TH AVE.

AURORA, CO 80018

STAFFORD LOGISTICS
CENTER, BLDG. 3



CLASS A DISTRIBUTION SPACE WITH TRAILER PARKING

PROPERTY FEATURES

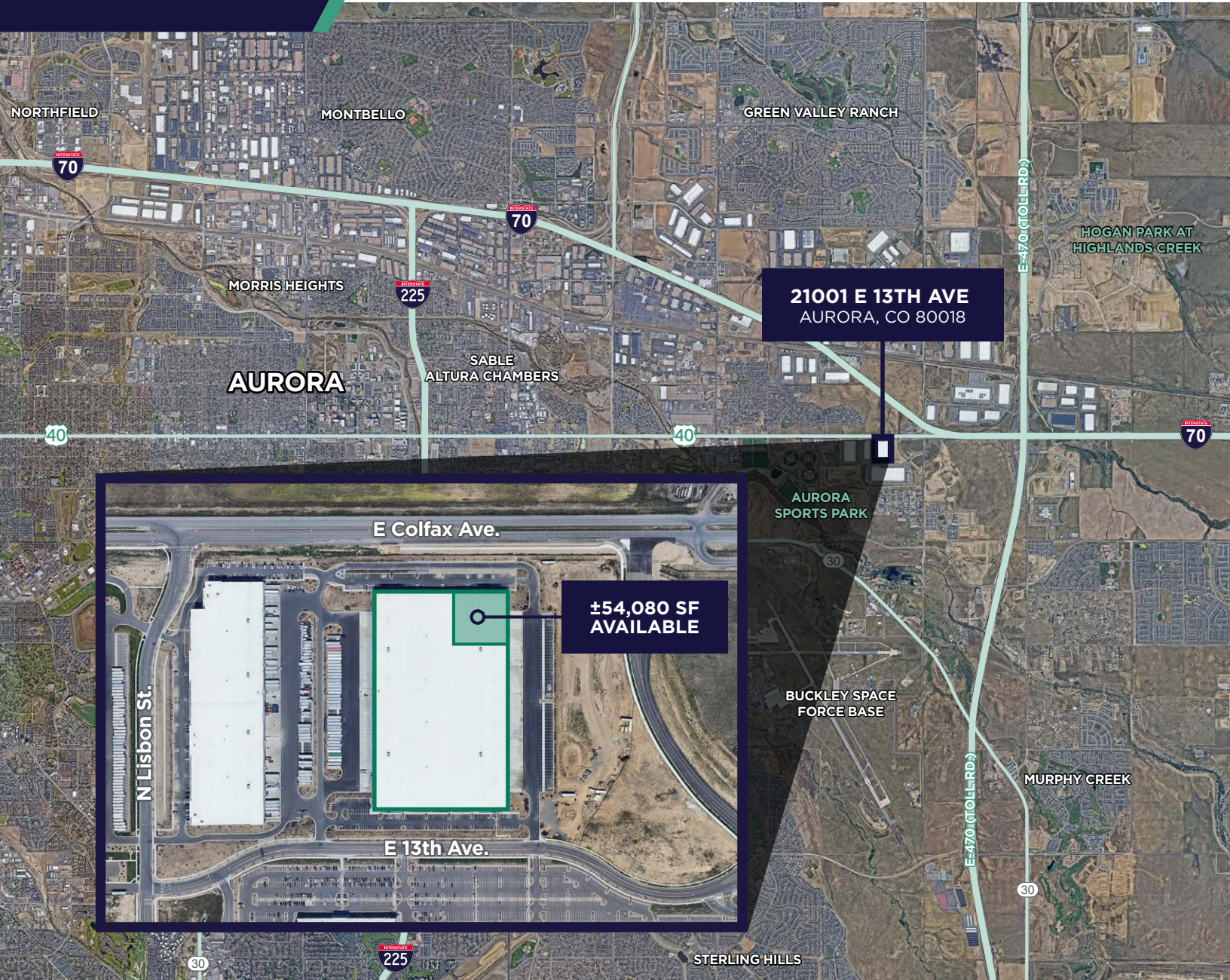
Total Available SF:	±54,080 SF
Sublease Rate:	Negotiable
Estimated Expenses:	\$2.85/SF (2024)
Sublease Term:	Flexible and will consider term from 6 months – 5 years
Auto Parking Spaces:	25
Trailer Parking:	10 Trailer stalls
Loading:	4 Dock-high doors (9' x 10') 1 Drive-in door (12' x 14')
Clear Height:	36'
Sprinklers:	ESFR
Column Spacing:	52' x 50' x 60' Speed bay
Lighting:	LED with motion sensors, 30' Foot-candle average
Zoning:	M-1

PROPERTY HIGHLIGHTS

- Immediate access to I-70/E-470 and 6th Avenue
- Flexible sublease term offered from 6 months – 5 years
- Trailer parking available – 10 stalls
- Fully equipped dock-high doors
- Superior transportation access compared to competing business parks in the immediate area



AERIAL MAP



CONTACT

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