

FOR SALE
2200
CHAMBERS ROAD, UNIT I

AURORA · CO



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REAL ESTATE GROUP

Property Overview

Property Address	2200 Chambers Road, Unit I, Aurora, CO
Property Type	Flex
Sale Price	\$330,000 (\$220.00/PSF)
In-Place Income	8.00% CAP Rate (60-day landlord termination option)
Transaction Type	Investment/Owner-User
Building SF	1,500 SF
Clear Height	13'
# Grade Level Doors	1
Roof	Fully Replaced in 2025
Zoning	I-2 (Business/Tech District)
APN/Parcel	05-254-51-018



PROPERTY HIGHLIGHTS

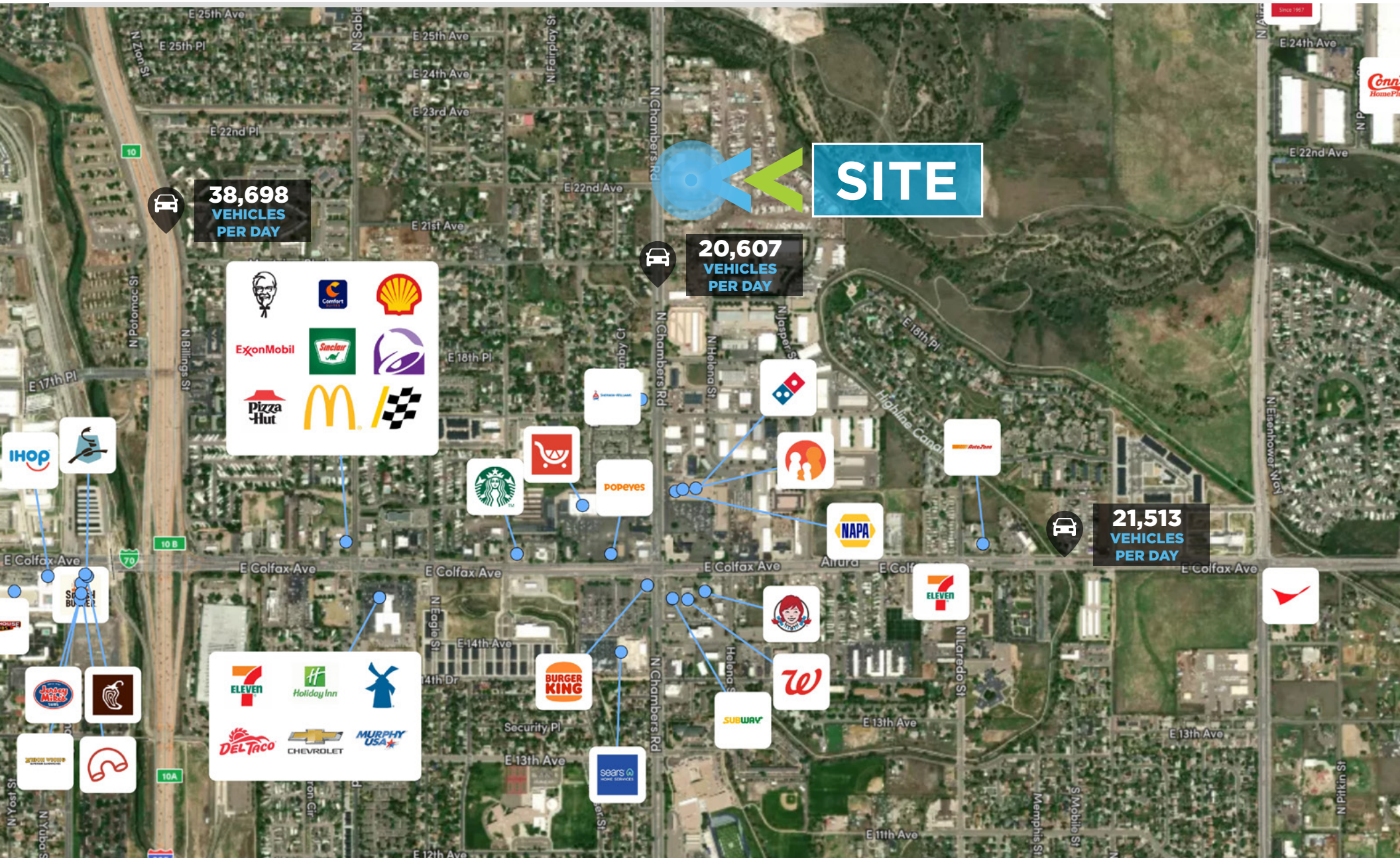
- Functional 1,500 SF unit (25% office and 75% warehouse) with an additional ± 450 SF mezzanine, ideal for storage, supplemental office, or operational support space.
- Tenant currently in place with a 60-day landlord termination option, providing flexibility for near-term occupancy or continued income.
- 13' clear heights and a functional drive-in garage door provide strong usability for a variety of warehouse, contractor, service, or light industrial users.
- Prime Aurora location with excellent access to I-225, I-70, and Colfax Avenue, offering strong regional connectivity across the Denver metro area



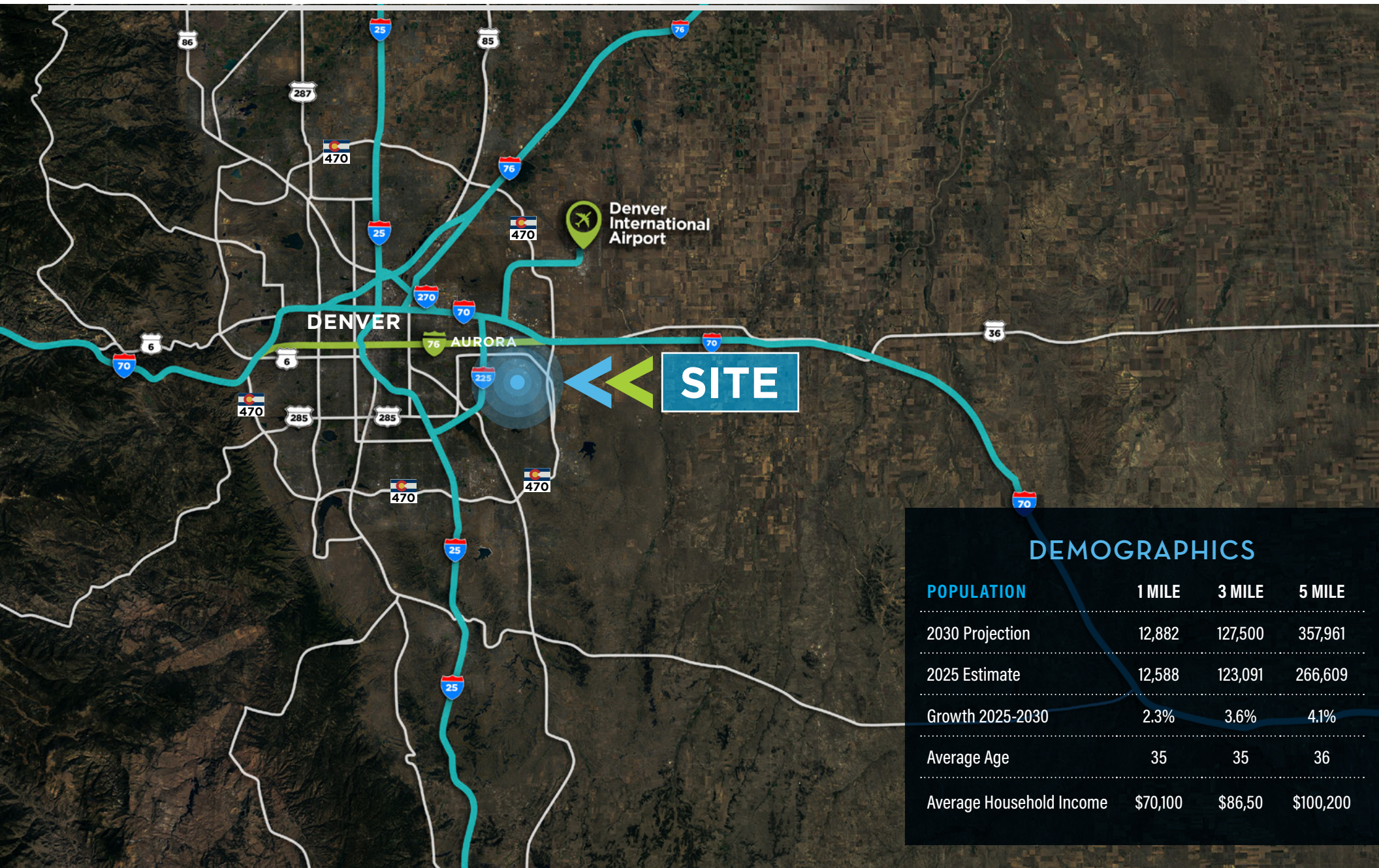
Property Photos



Nearby Retail



Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	12,882	127,500	357,961
2025 Estimate	12,588	123,091	266,609
Growth 2025-2030	2.3%	3.6%	4.1%
Average Age	35	35	36
Average Household Income	\$70,100	\$86,50	\$100,200

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