

Gateway Plaza

3538 PEORIA STREET, UNIT 511
AURORA, CO 80010

LEASING INCENTIVES
AVAILABLE



INDUSTRIAL SPACE > FOR LEASE

ACCESS VIA
I-70 & PEORIA ST.

LOCATED WITHIN WALKING
DISTANCE OF LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS

PEORIA STREET
FRONTAGE

> Project Size:	123,827 SF
> Unit Size:	7,709 SF
> Office Size:	40%
> Rate:	\$8.50/SF NNN
> Estimated Expenses:	\$6.41/SF (2026)
> Parking:	1.89:1,000 SF
> Loading:	One (1) Drive-In and One (1) Half Dock
> Ceiling Height:	14'-16'
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

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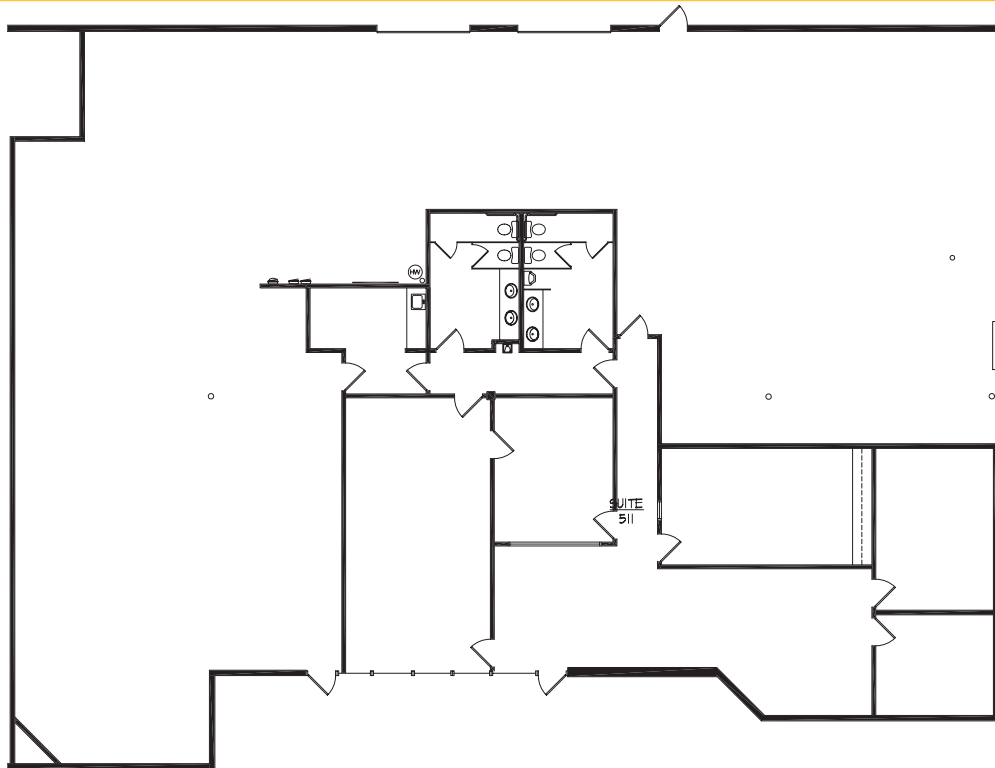
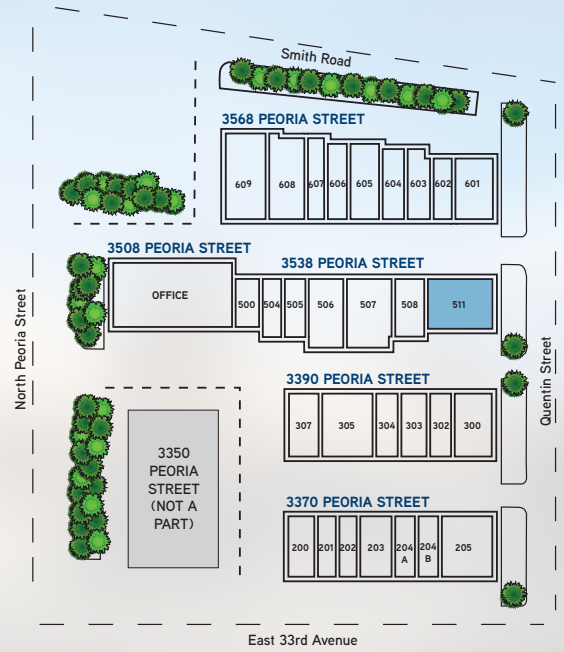
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UNIT 511 | 7,709 SF



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Broker
Disclosure

