



FOR SUBLEASE

Industrial Warehouse with Heavy Loading

**3553 N. WINDSOR DRIVE
AURORA, CO 80011**

Available Space

50,002 SF

Divisible To

25,001 SF

Sublease Rate

Contact Broker

Industrial for Sublease

Property Highlights

- Class A warehouse space in masterplanned industrial park
- Significant loading with 14 dock high doors
- Excellent location off of I-70 and Tower Road
- Sublease through October 31, 2029

For information, please contact:

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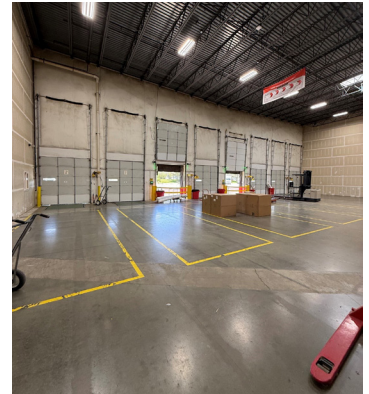
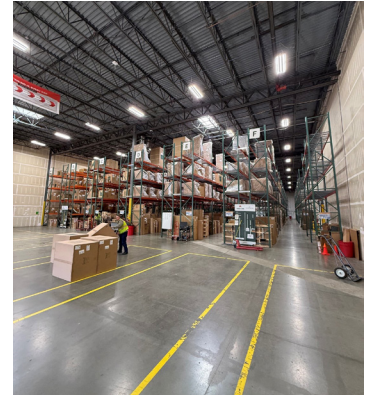
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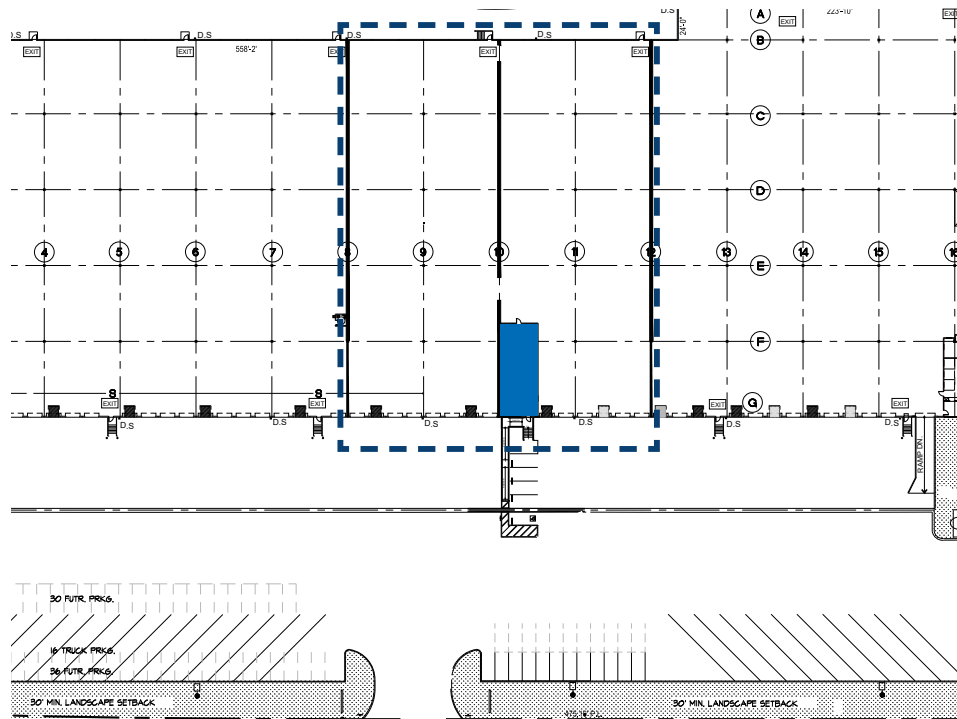
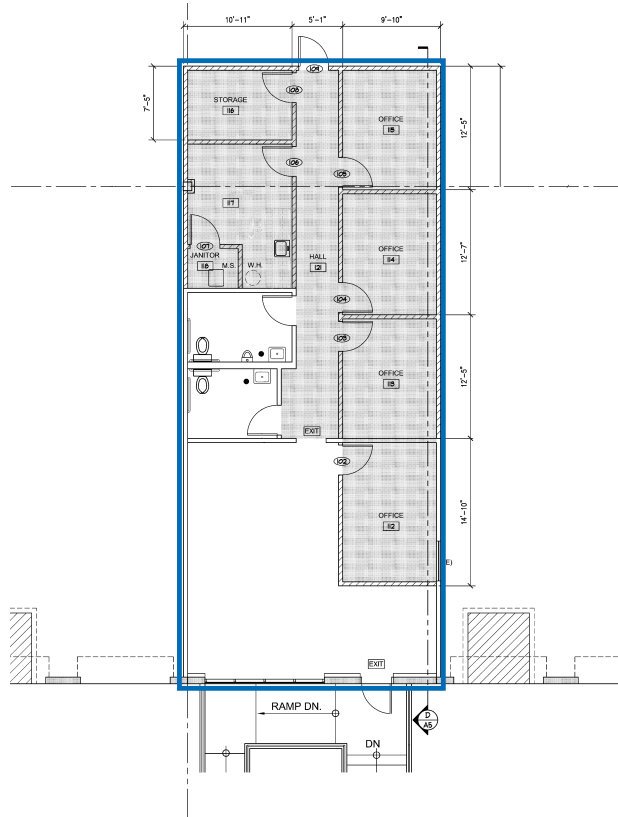
Property Details

Building Size:	200,000 SF
Available Size:	50,002 SF
Office Size:	1,603 SF
Loading:	14 dock high doors, all with levelers and shelters
Divisible Size:	25,001 SF (8 DH, no office)
Clear Height:	30'
Sprinkler:	ESFR
Power:	800 amps, 480 v, 3 phase
Auto Parking:	35 spaces
Trailer Parking:	Up to 10 spaces
Year Built:	2001
OpEx:	\$4.76
Sublease Rate:	Contact Broker



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Office Plan



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