



Class A Office / Warehouse Space Sublease

ROCKY MOUNTAIN BUSINESS CENTER
13250 E SMITH RD, UNIT B, AURORA, CO 80011

Available

14,719 SF

Lease Rate

\$10.97 SF

Expenses

\$6.15 SF

Availability

60 Days

Term

May 31, 2028

Industrial for Lease

Property Highlights

- Easy access to I-70 and I-225
- 1,435 SF of office Space
- Dock high loading
- Located in Enterprise Zone
- Front park, rear load design

For information, please contact:

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UPPPER

dream 

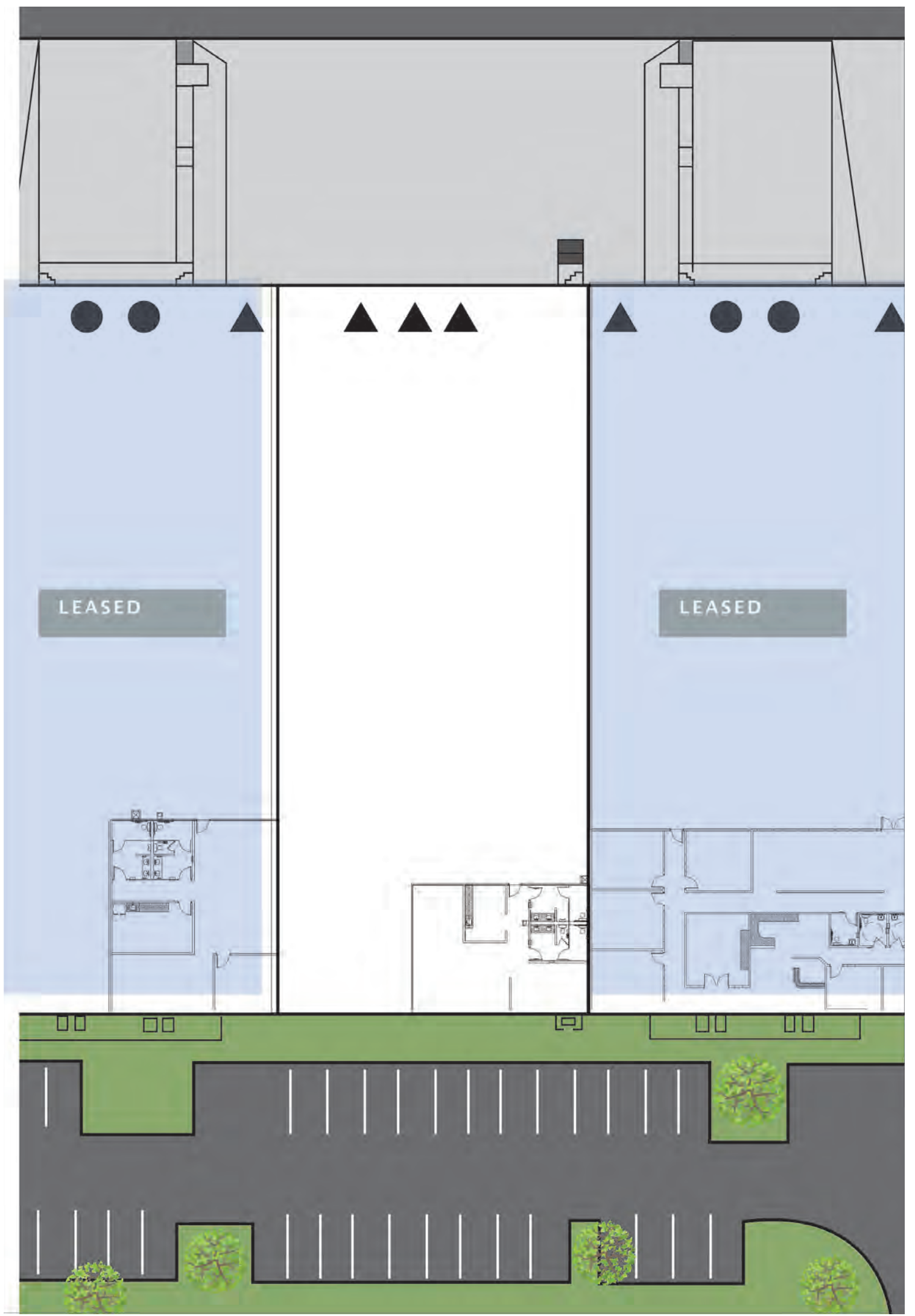
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**13250 E. SMITH ROAD, UNIT B
AURORA, COLORADO 80011**

Space Details

Available: 14,719 SF
Office: 1,435 SF
Warehouse: 13,232 SF
Clear Height: 24'
Power: 277/480 Volt, 3 Phase
(to be verified)
Loading: 3 Dock-High Doors (9' x 10')
(Potential for 4th Dock Door)
Parking: 17 Spaces (1.16/1,000 SF)

Sprinkler: ESFR
Truck Court: 200' with 60' Concrete Apron
YOC: 2005
County: Adams
Zoning: M-1
Lease Rate: \$10.97 SF
NNN Expenses: \$6.15 SF



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