

# Gateway Plaza

3370 PEORIA STREET | UNIT 205  
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
- > Available: 30 Days
- > Unit Size: 5,648 SF
- > Office Size: 13%
- > Rate: \$10.00/ SF NNN
- > Est. 2026 Op Ex: \$6.41/SF
- > Parking: 1.89:1,000 SF
- > Loading: One (1) Dock High
- > Ceiling Height: 14'-16'
- > Zoning: M-1
- > Electric Service: 3-Phase
- > City/County: Aurora/Adams

**DEPAUL**  
Real Estate Advisors



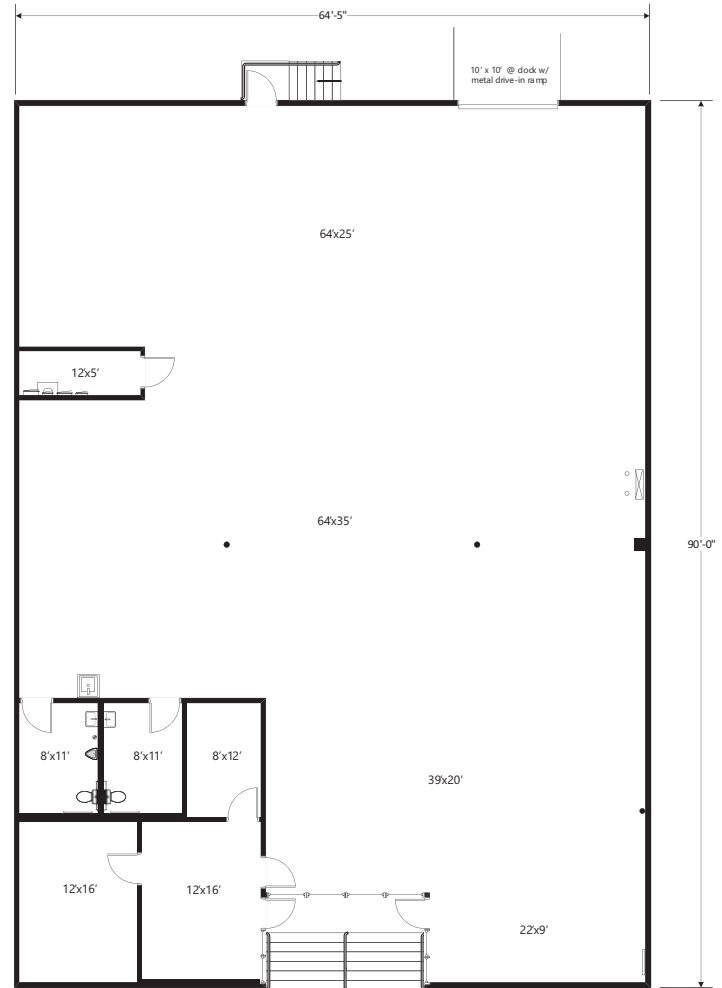
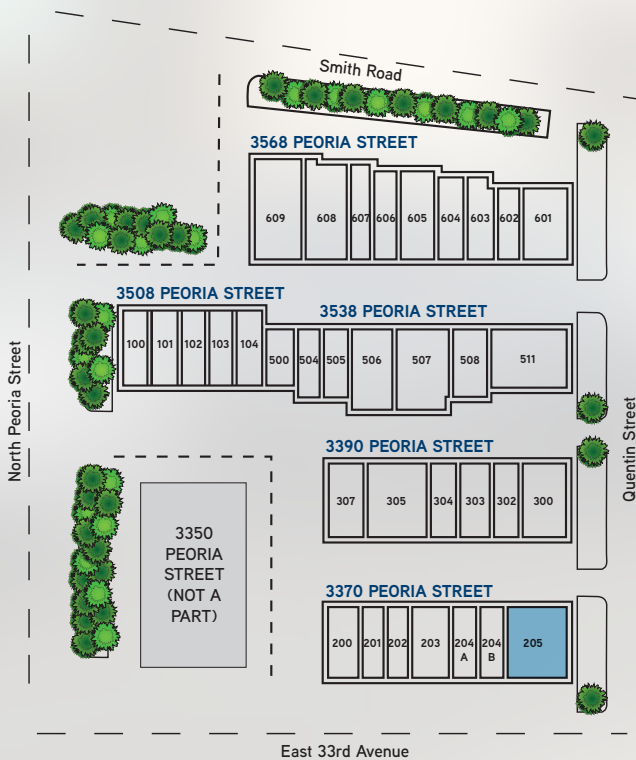
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# Gateway Plaza

UNIT 205 | 5,648 SF



**Approximate Square Footage:**

Office & RR's	725 SF
Warehouse	4,923 SF
<b>TOTAL</b>	<b>5,648 SF</b>



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Broker Disclosure

