



FOR LEASE: 29,900 SF

14700 E. 38TH AVENUE

AURORA, COLORADO



PROPERTY FEATURES

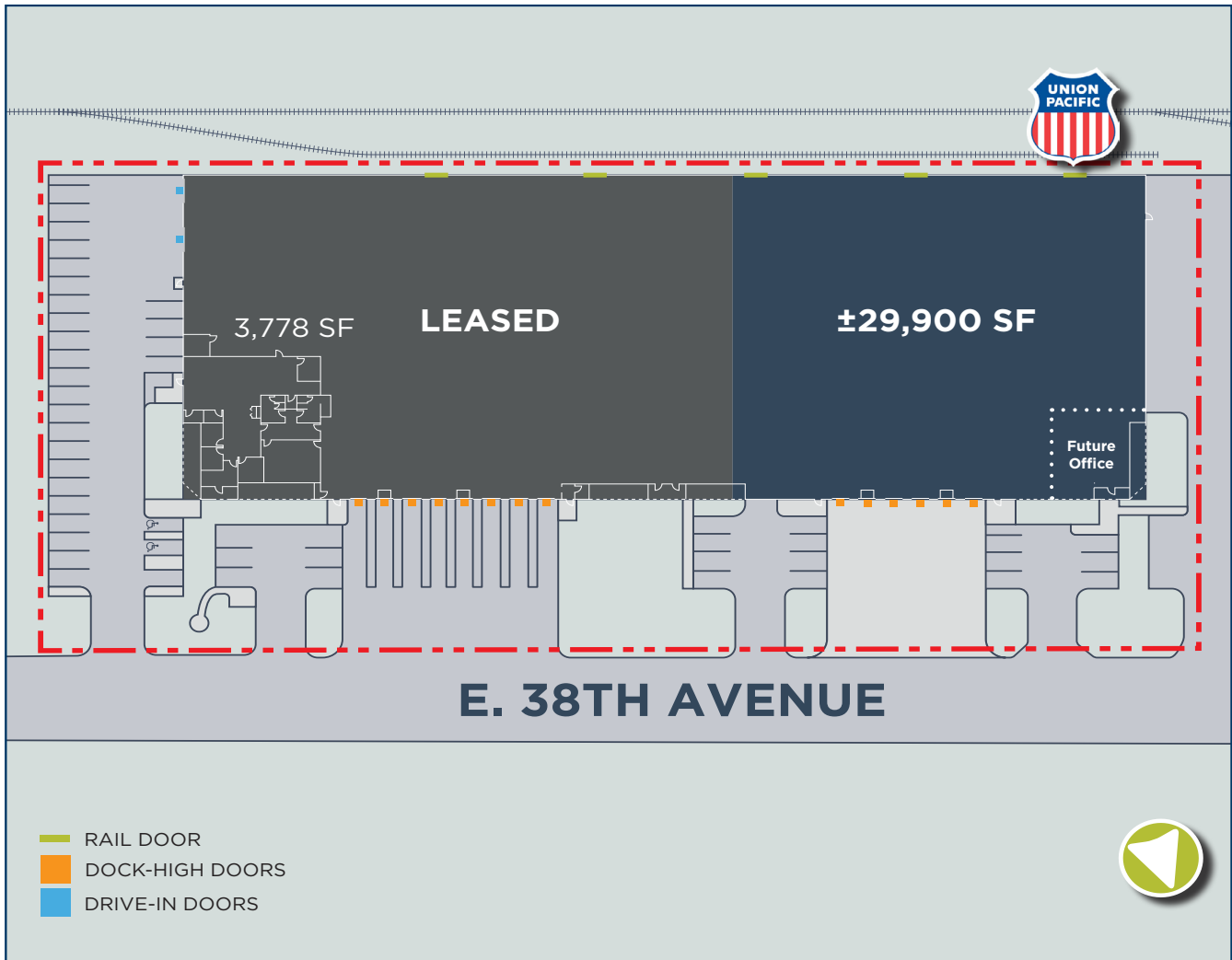
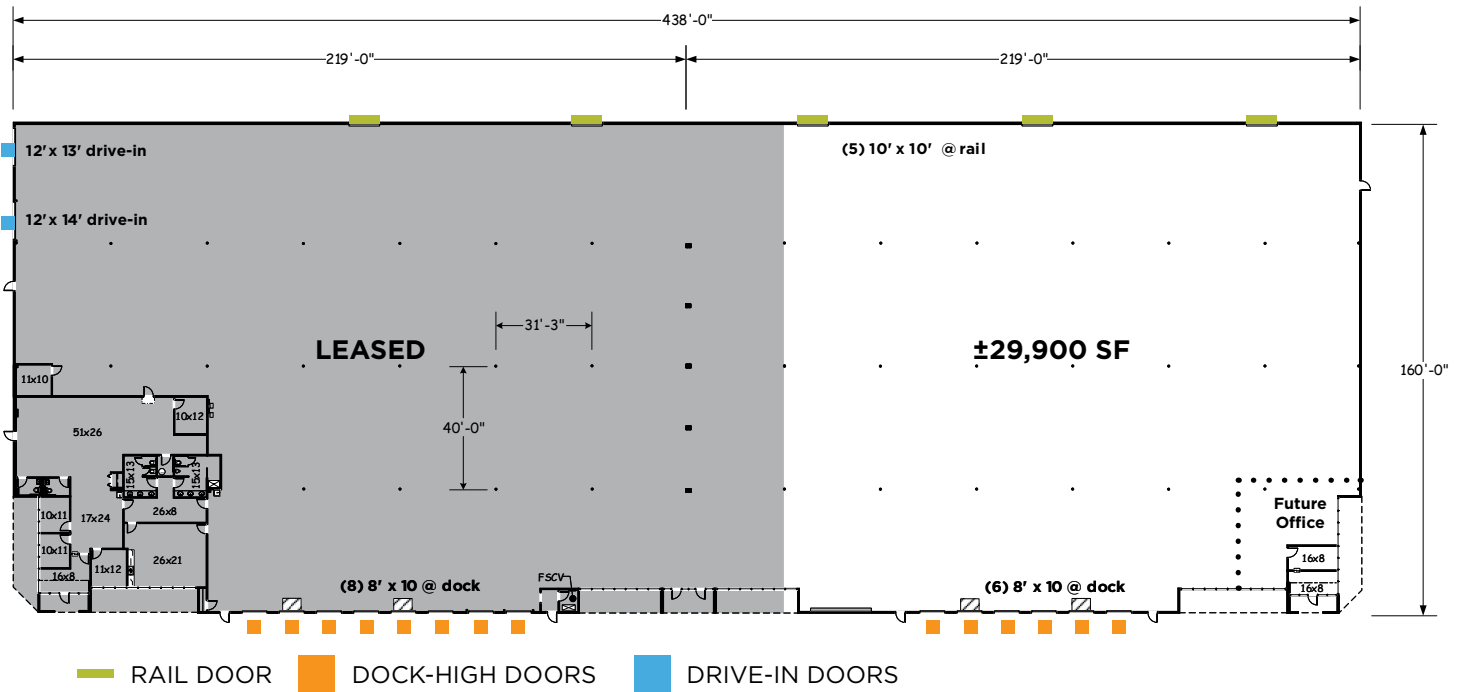
Building Size	±70,080 SF	Zoning	I-1
Available SF	±29,900 SF	Sprinklers	ESFR, K25
Clear Height	22'	Building Depth	160'
Loading	(6) Dock high doors (3) Rail Doors	Operating Expenses	\$5.08/SF (2026)

ADDITIONAL HIGHLIGHTS

- Skylights
- Union Pacific Rail
- Pit levelers
- Secured entry
- 15 Minutes from Denver International Airport
- 20 Minutes from Downtown Denver

FLOOR & SITE PLAN

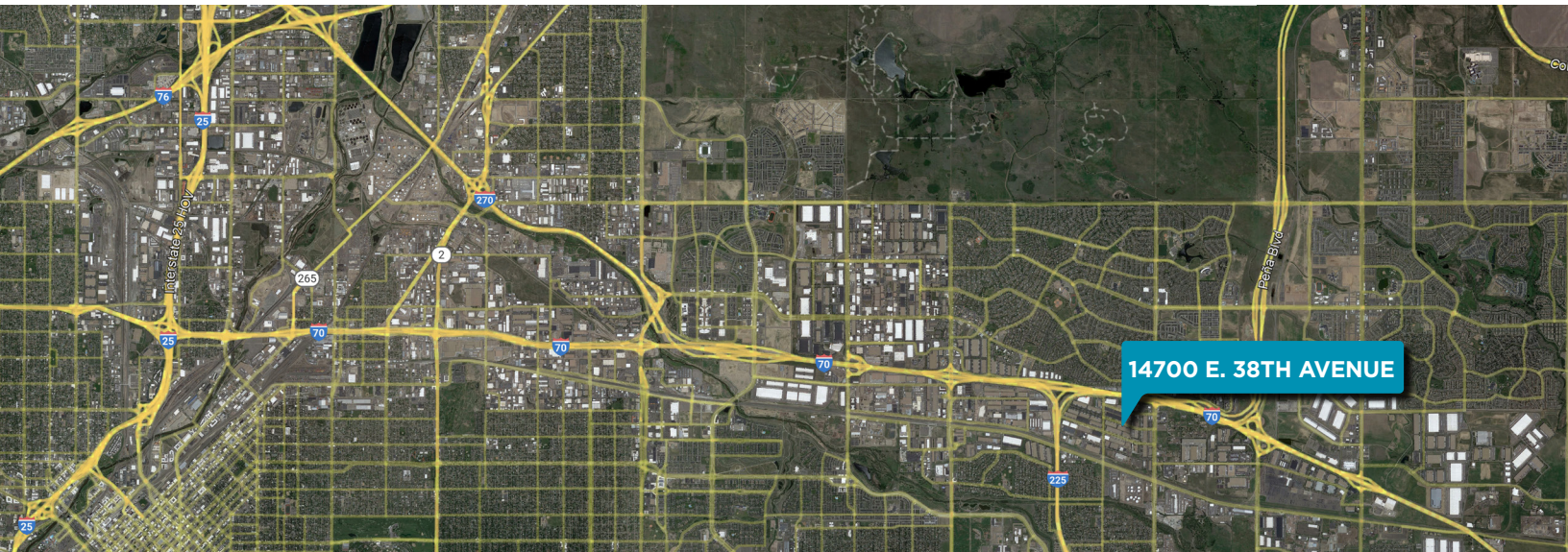
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