

# Gateway Plaza

3568 PEORIA STREET | UNIT 601 | AURORA, CO

**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:** Immediately
- > **Unit Size:** 6,844 SF
- > **Office Size:** 30%
- > **Rate:** \$9.50/SF
- > **Estimated Expenses:** \$6.30/SF (2025)
- > **Parking:** 1.89:1,000 SF
- > **Loading:** One (1) Drive-In
- > **Ceiling Height:** 14'-16'
- > **Zoning:** M-1
- > **Electric Service:** 3-Phase
- > **City/County:** Aurora/Adams

**DEPAUL**  
Real Estate Advisors



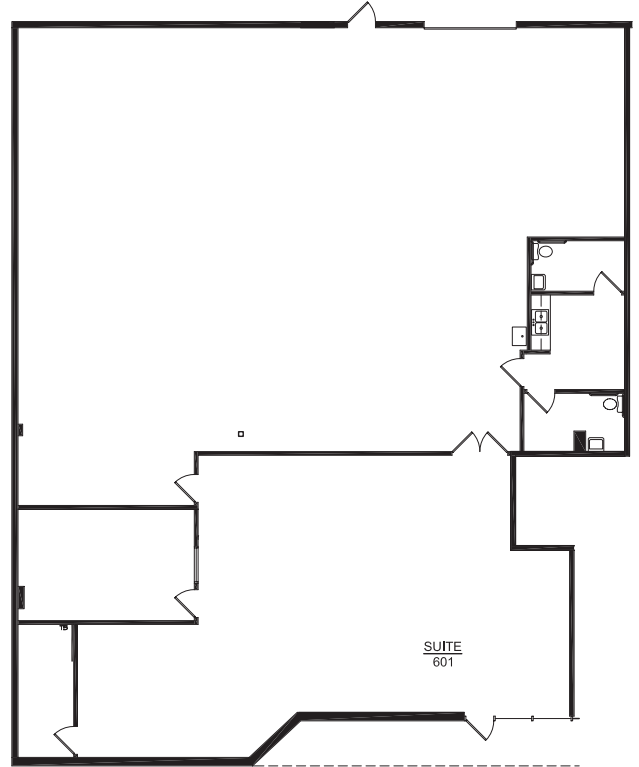
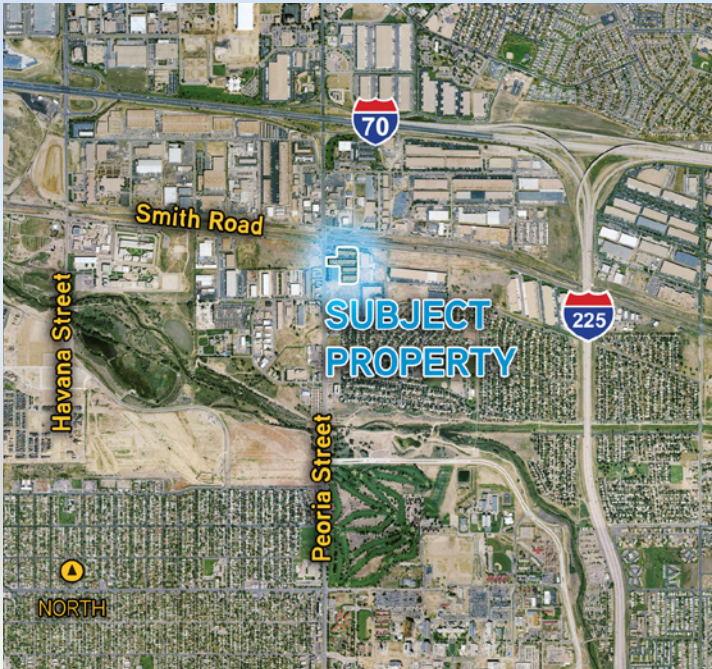
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# Gateway Plaza

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