

NORFOLK TECH CENTER

BUILDING 5

16302 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNITS FOR LEASE

**HIGH IMAGE NEW CONSTRUCTION
FRONT PARK / REAR LOAD DESIGN**

**DOCK & DRIVE-IN LOADING
AMPLE PARKING**

**UNIT 100: 10,000 SF WITH DH & DI
UNIT 140: 5,000 SF WITH 2 DH
(15,000 SF CONTIGUOUS)**

Leasing by:

MICHAEL WAFER JR, SIOR
303.260.4407
mike.waferjr@nmrk.com

RUSSELL GRUBER
720.490.1442
russell@grubercr.com

NEWMARK

Gruber
COMMERCIAL REAL ESTATE

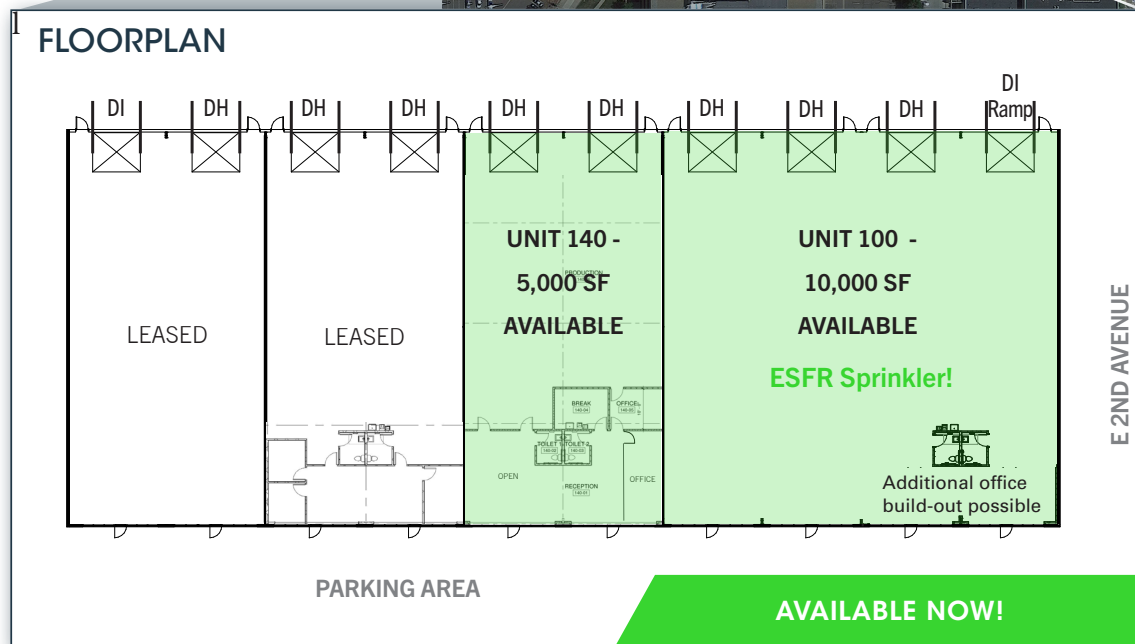
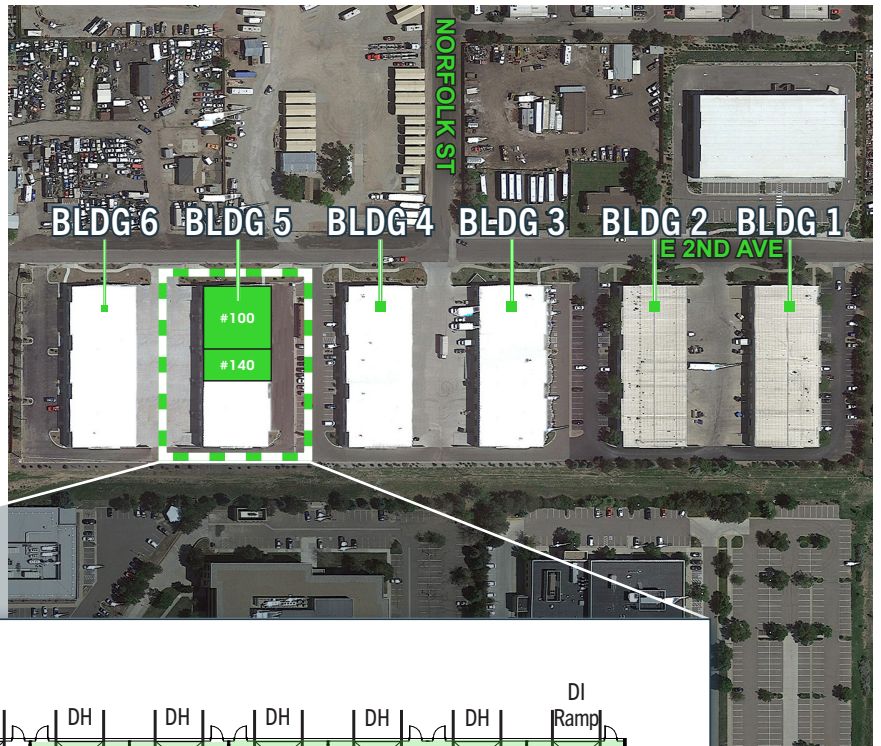
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TOTAL AVAILABLE SPACE: 15,000 SF

UNIT:	#140	#100
Available:	5,000 SF	10,000 SF
Office:	Reception / Open 2 Offices, Break-room, 2 Restrooms	2 Restrooms (Additional office build-out possible)
Loading:	2 Dock High Doors	3 Dock High Doors 1 Drive-in Ramp
Rate:	\$10.50/SF NNN	\$9.00/SF NNN (As-Is)



DETAILS

Total Contiguous Space: 15,000 SF

Building Size: 25,000 SF

Est. Expenses: \$5.00/SF

Clear Height: 17' minimum clear span

Sprinklered: Yes

Power: 120/208V, 3-phase, 2,000 amps total
(200 amps per 2,500 SF typical)

Heat/Air: Radiant heat/air-condition offices

Zoning: M-1

County: Arapahoe

