

**FREESTANDING
BUILDING WITH
FENCED YARD**

**HIGH QUALITY SERVICE/
MANUFACTURING FACILITY**

**18000
E. 22ND AVE
AURORA, CO 80011**

**±45,600 SF BUILDING
±15.44 ACRES**



CONTACT EXCLUSIVE LISTING AGENTS FOR MORE INFORMATION:

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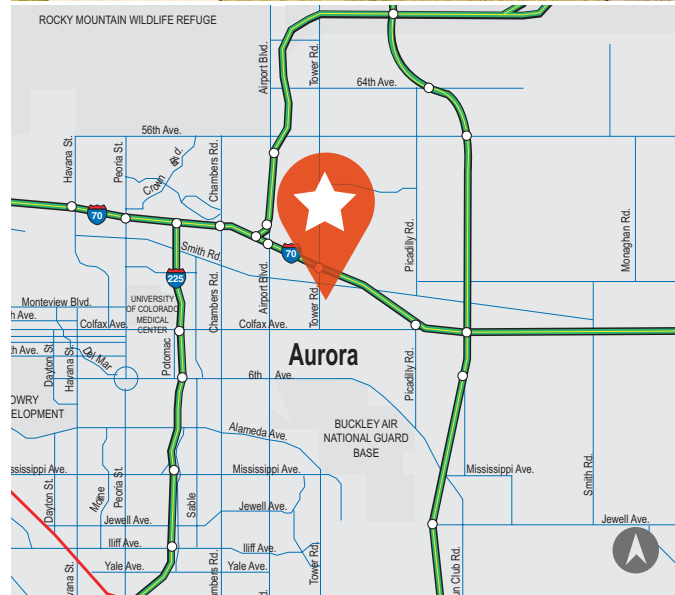


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PROPERTY INFORMATION

18000 E. 22ND AVENUE AURORA, CO 80011

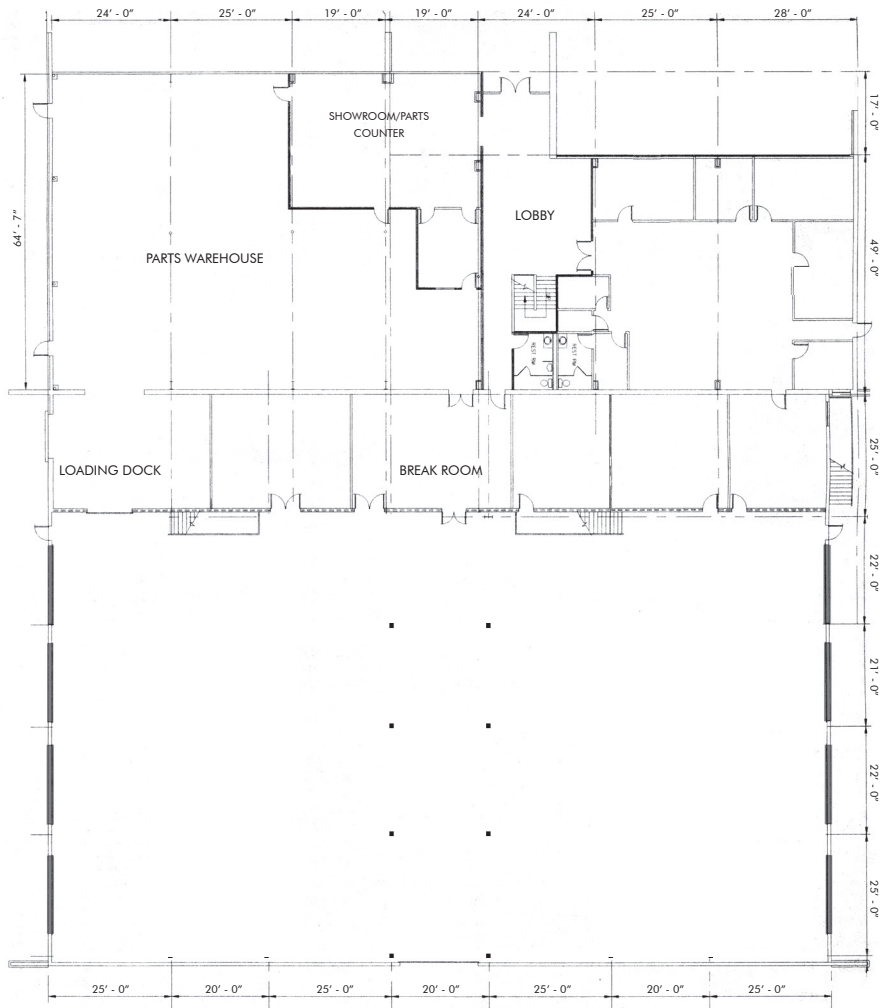
BUILDING SF:	±45,600 SF office/shop/warehouse on large ±15.44 AC site, divisible to ±15,000 SF
OFFICE SF:	±27,000 SF on two stories (see reverse - part of office can be removed to provide more warehouse space)
SITE SIZE:	±15.44 AC
CLEAR HEIGHT:	30'
PARKING:	Ample 270 trailer stalls (minimum)
POWER:	2- 800A panels, 208/120V, 3 Phase (to be verified by an electrician)
LOADING:	(8) 16'x16' drive-in doors (drive thru capable); (1) dock door plus concrete loading platform in yard
YEAR BUILT:	1985
CRANES:	2 - 7.5 ton; 1 - 3 ton
ZONING:	M-2, heavy industrial
CITY/COUNTY:	Aurora / Adams
TAXES:	\$127,173.78 (2020)
LEASE RATE:	Subject to quote
FEATURES:	<ul style="list-style-type: none">• Excellent Northeast Aurora location off of I-70 and Airport Road• Fenced yard• Crane served• Wash bay• Floor drains• Automatic multi-fluid lubrication system in place



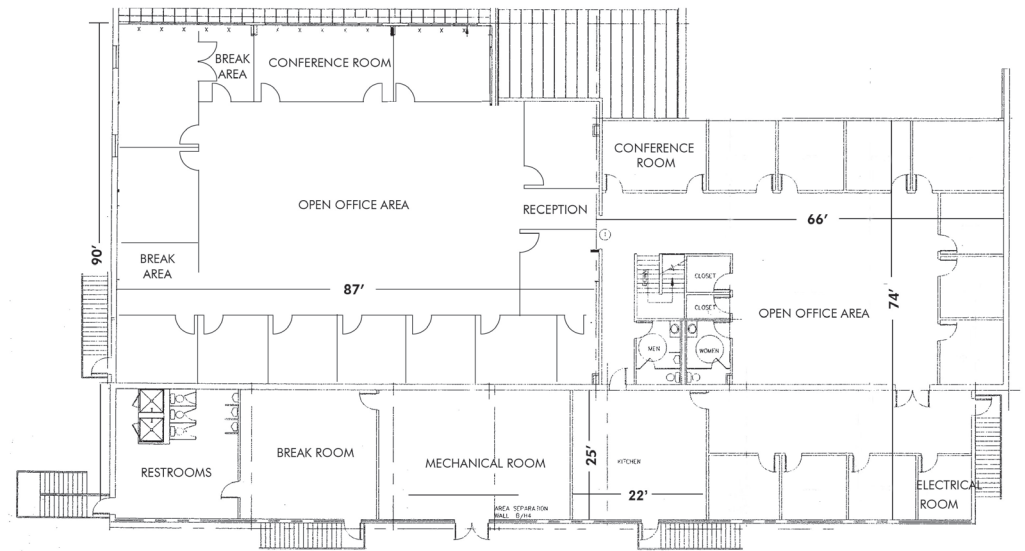
BUILDING LAYOUT



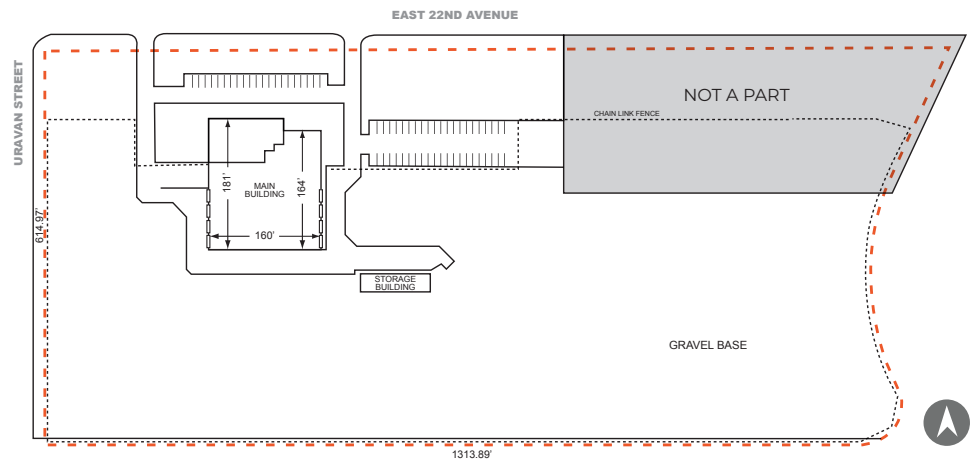
1ST STORY



2ND STORY OFFICE



SITE PLAN





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