

14102 E SMITH DRIVE
AURORA, COLORADO 80113

Gruber Commercial Real Estate, Inc | 209 Kalamath Street #9, Denver, CO 80223 | Tel: 720-490-1442



FOR LEASE

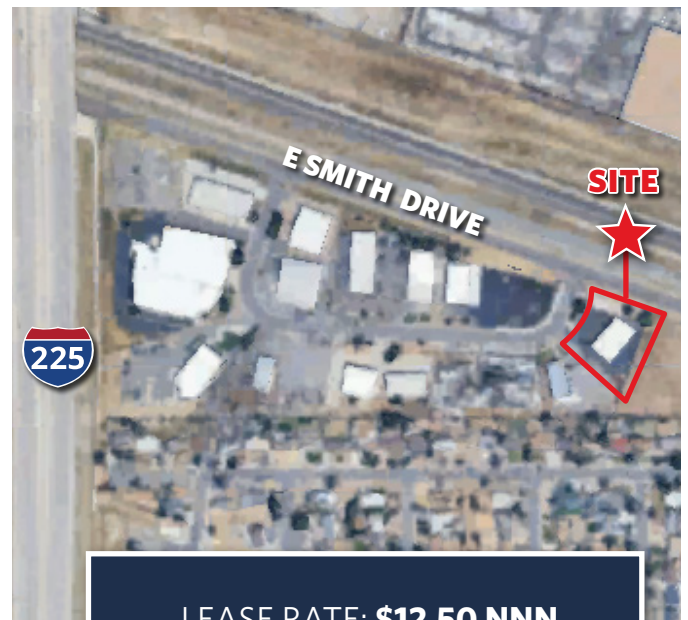
SMALL INDUSTRIAL BUILDING WITH FENCED PAVED YARD

SIZE

5,690 SF

PROPERTY HIGHLIGHTS

- Building is clear span
- Good natural light into offices
- Grade level loading
- Office has new LED lighting
- Roof was just re-coated (April 2025)
- Easy access to I-70/I-225
- Located within and Enterprise Zone



LEASE RATE: **\$12.50 NNN**

Russell Gruber

Industrial Specialist / Owner

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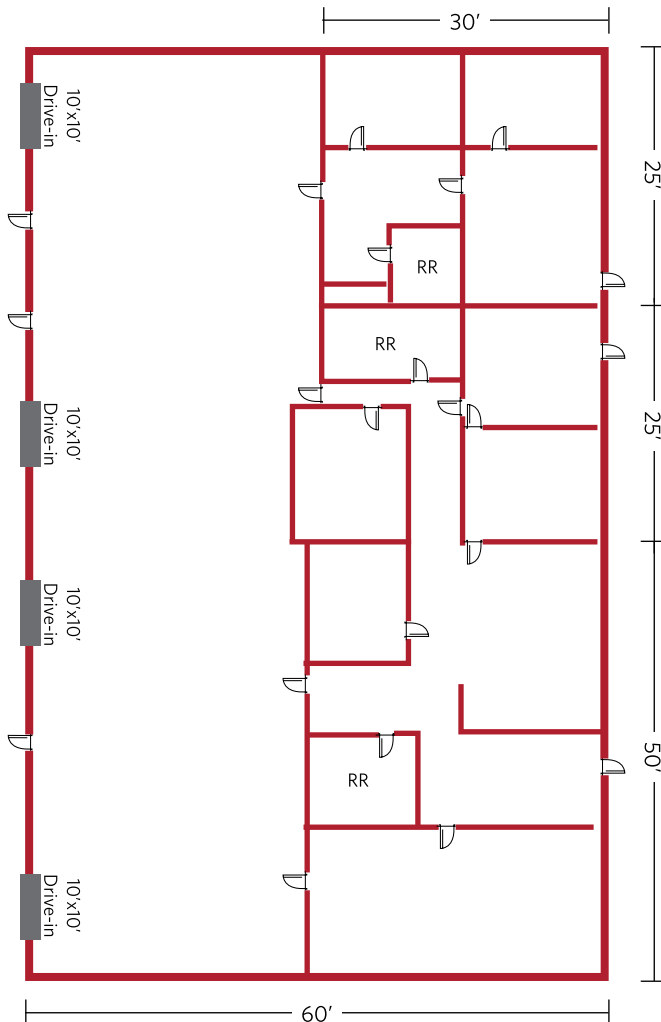
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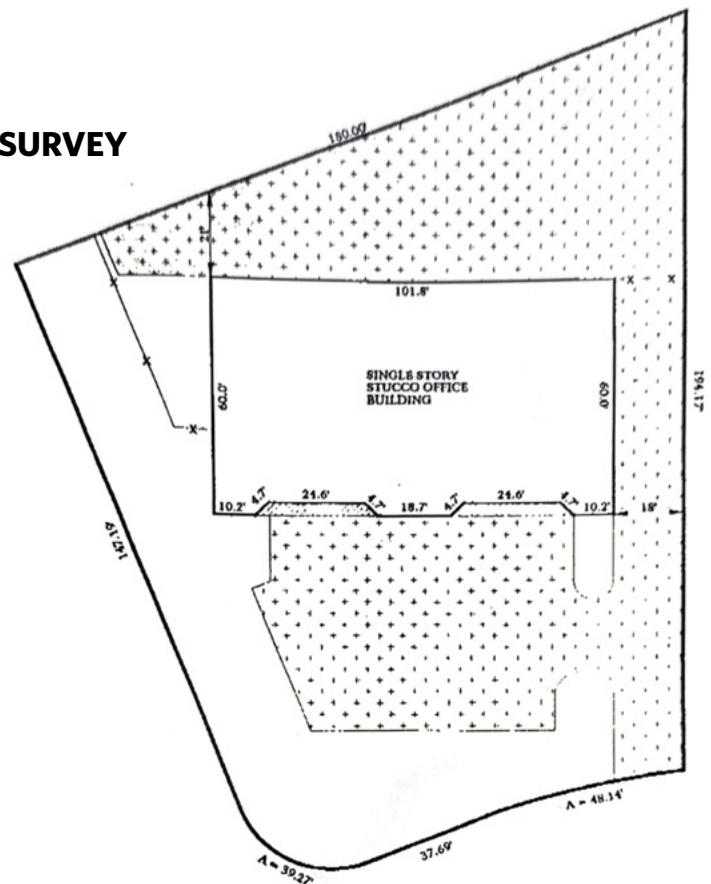
PROPERTY DETAILS

- **Building Size:** 5,690 SF
- **County:** Adams
- **Power:** 3 meters, 3phase
- **Site Size:** .58 Acres
- **Taxes (2024):** \$21,589.50
- **Clear Height:** 12.5' ft
- **Office:** 3,000 SF (A/C and heat)
- **Estimated NNN:** \$5.00/SF
- **Loading:** 4 drive-in doors (10'x10')
- **City:** Aurora
- **Warehouse Heat:** Gas forced
- **Zoning:** Industrial Light

FLOOR PLAN



SURVEY



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