

**14102 E SMITH DRIVE**  
AURORA, COLORADO 80113

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



## SMALL INDUSTRIAL BUILDING WITH FENCED PAVED YARD

### SIZE

5,690 SF (Divisible to 1,500 - 3,000 SF units)

### PROPERTY HIGHLIGHTS

- Can be single or multi-tenant property
- Building is divisible (1,500 SF, 1,500 SF, and a 3,000 SF unit)
- Each unit separately metered for gas & electric
- Building is clear span
- Good natural light into offices
- Grade level loading
- Office has new LED lighting
- Roof was just recoated (April 2025)
- Easy access to I-70/I-225
- Located within and Enterprise Zone



LEASE RATE: **\$12.50 NNN**  
SALES PRICE: **CONTACT BROKER**

### Russell Gruber

Industrial Specialist / Owner

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# 14102 E SMITH DRIVE

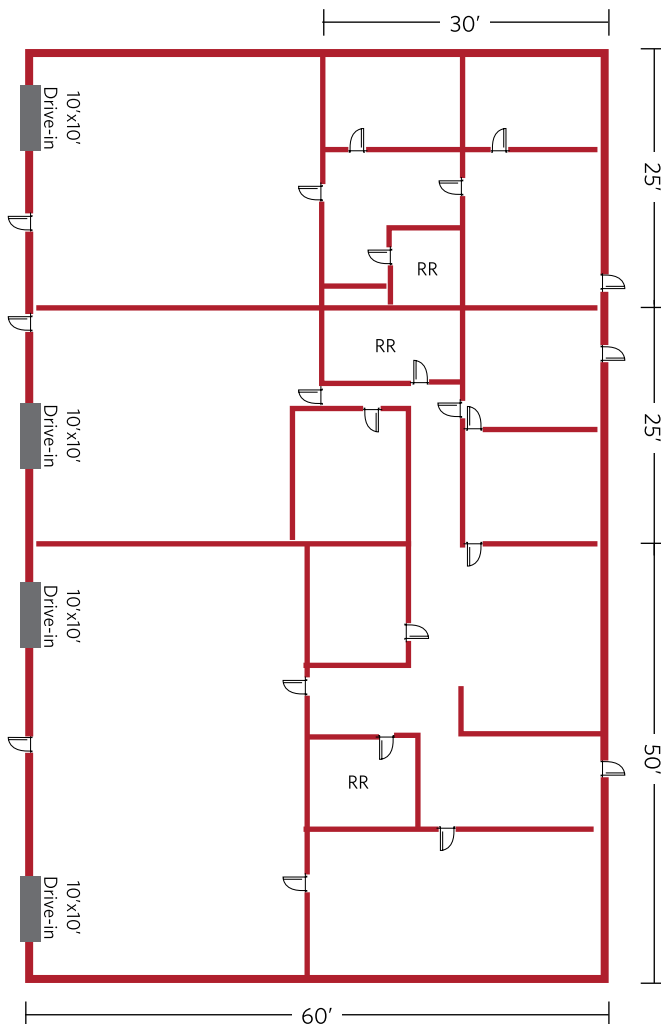
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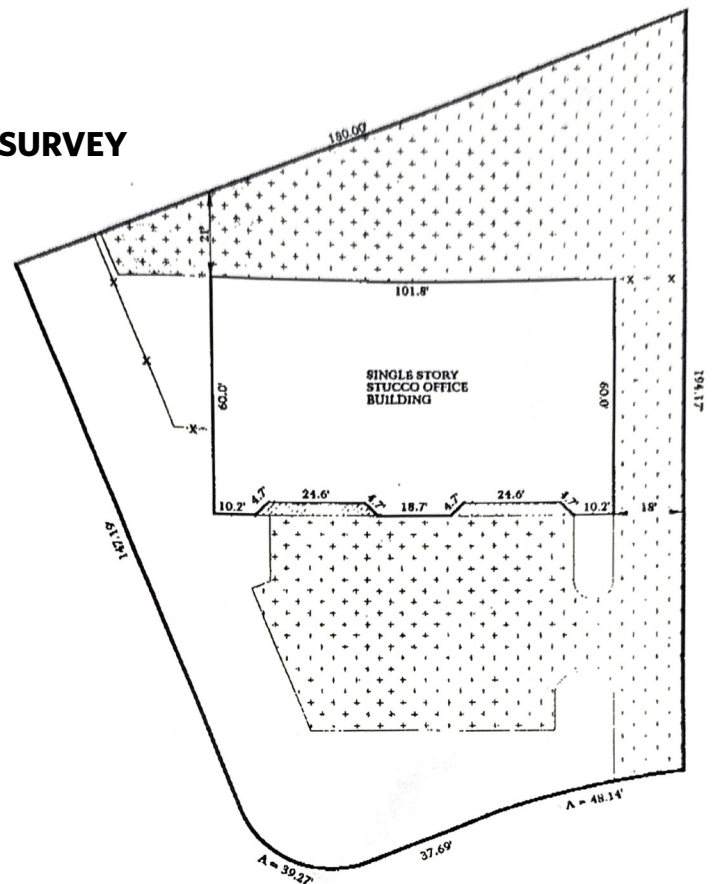
## PROPERTY DETAILS

- **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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