

NORFOLK TECH CENTER

BUILDING 5

16302-16392 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNITS FOR LEASE

**BUILDING DELIVERY - DEC 2020
HIGH IMAGE NEW CONSTRUCTION**

**DOCK HIGH LOADING
& DRIVE-IN RAMPS**

**AMPLE PARKING
FRONT PARK / REAR LOAD DESIGN**

Leasing by:



MICHAEL WAFER JR.
303.260.4407
mwaferjr@ngkf.com



RUSSELL GRUBER
720.490.1442
russell@grubercommercial.com

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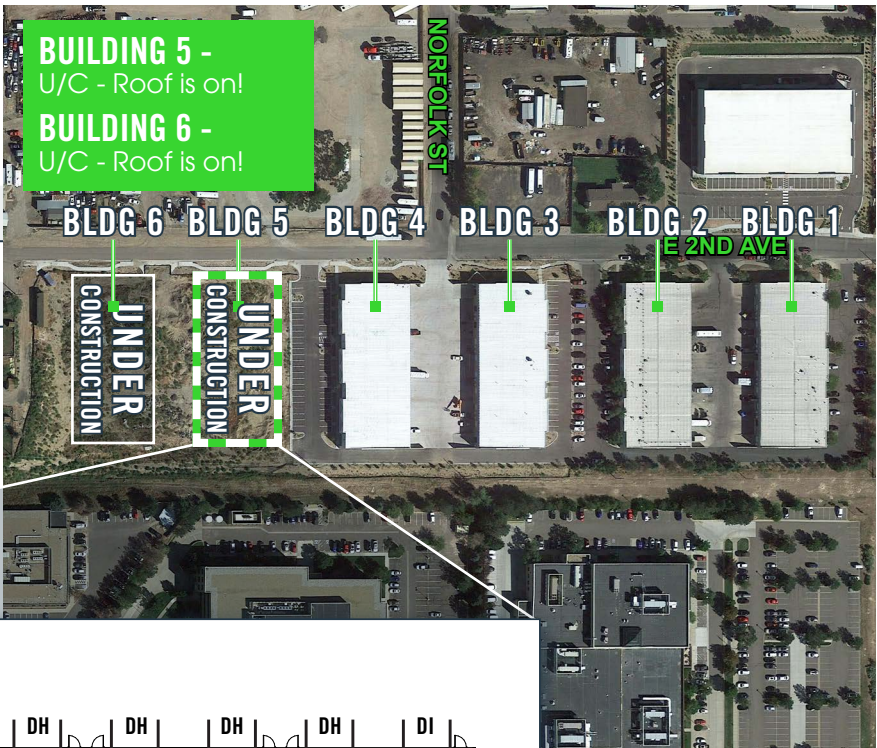
AVAILABLE SPACE:

2,500 - 25,000 SF

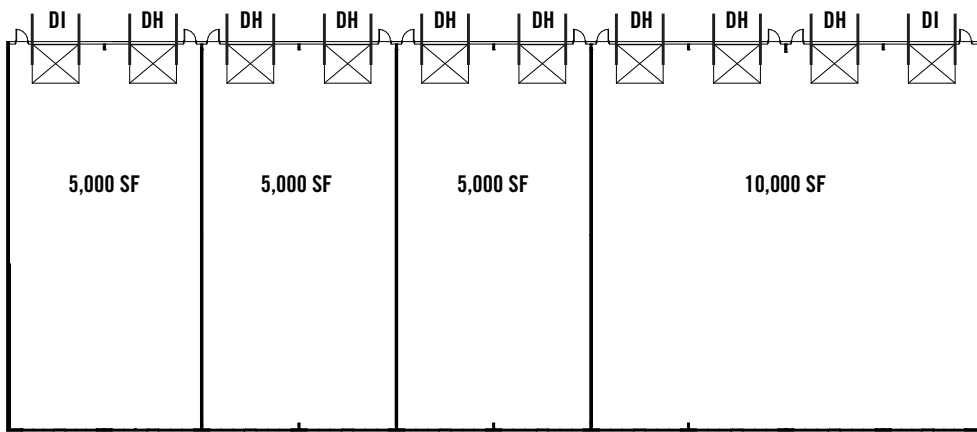
DIVISIBLE - 2,500 SF INCREMENTS:

Including any of the following sizes:

- 2,500 SF 15,000 SF
- 5,000 SF 17,500 SF
- 7,500 SF 20,000 SF
- 10,000 SF 22,500 SF
- 12,500 SF 25,000 SF



POTENTIAL FLOORPLAN



DECEMBER 2020 COMPLETION!

DETAILS

Space Available: 25,000 SF

Building Size: 25,000 SF

Lease Rate: \$7.50/SF - \$8.50/SF NNN

Est. Expenses: \$3.50/SF

Loading: 8 Docks, 2 Drive-in ramps

Clear Height: 17' minimum clear span

Power: 120/208V, 3-phase, 2,000 amps total
(200 – 400 amps per unit)

Heat/Air: Radiant heat/air-condition offices

Zoning: M-1

County: Arapahoe

Sprinklered: Yes

