

# NORFOLK TECH CENTER

## BUILDING 1

16700-16798 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNIT FOR LEASE

HIGH IMAGE  
CONSTRUCTION

DOCK-HIGH LOADING  
AMPLE PARKING

FRONT PARK / REAR  
LOAD DESIGN

Leasing by:

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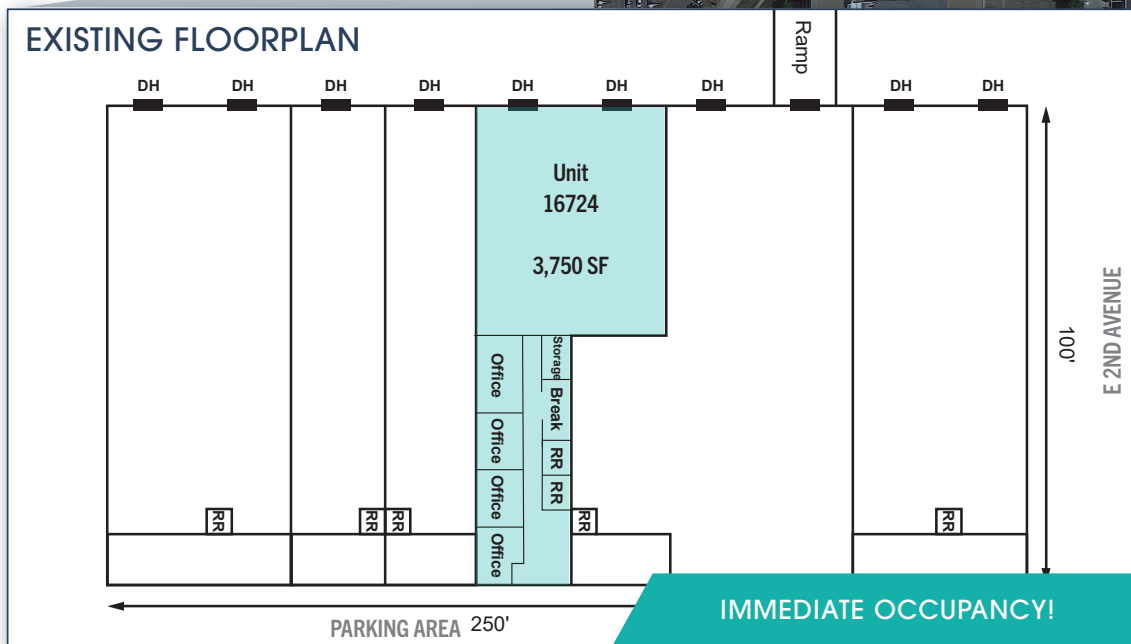
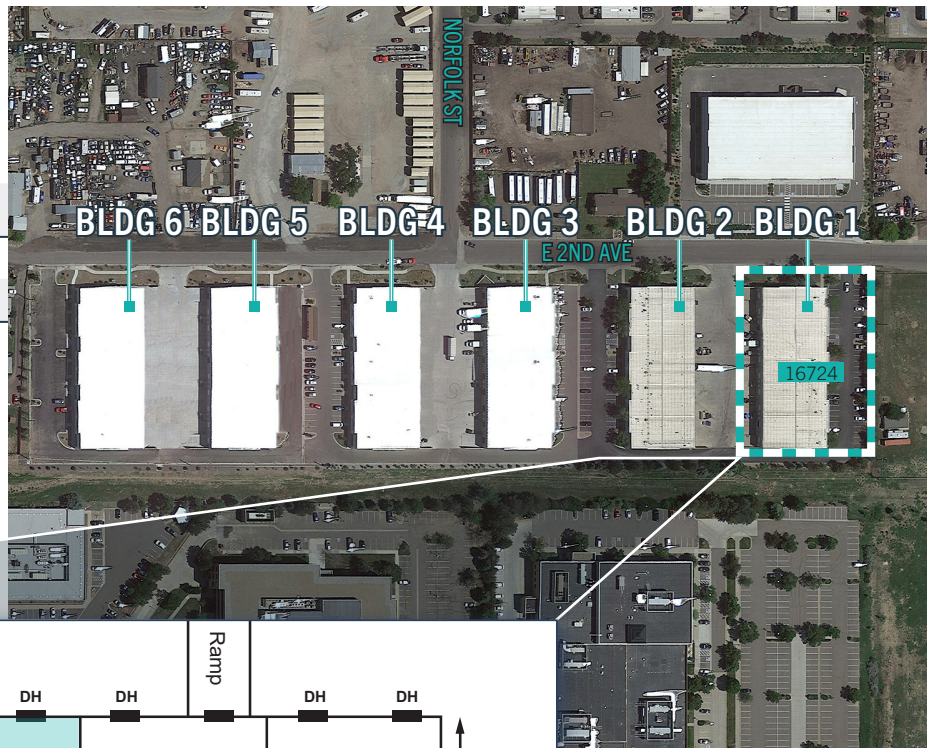
### AVAILABLE SPACE:

Unit 16724 - 3,750 SF

### FEATURES:

Showroom/reception area, 4 offices, storage room and break room

Office: ±1,350 SF  
 Warehouse: ±2,400 SF  
 Loading: 2 Dock Doors



### DETAILS

**Space Available:** 3,750 SF

**Building Size:** 25,000 SF

**Lease Rate:** \$11.50/SF NNN

**Est. Expenses:** \$4.50/SF

**Loading:** 2 dock high door

**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

