



## 21701 EAST 26<sup>TH</sup> AVENUE, AURORA, CO 80019

Available For Lease

### FOR LEASE

#### PROPERTY HIGHLIGHTS

- Fenced yard – Divisible
- Residential/office structure 3,272 SF +/-
- Quonset hut / Shop / Concrete floor 1500 SF +/-
- Corner lot at Picadilly & 26<sup>th</sup>
- Power – 100 Amp
  - Single phase 220
  - 220 is available to shop



LOT SIZE: 2.13 ACRES

LEASE RATE: CALL BROKER  
FOR PRICING DETAILS



For More Information, Contact:

**Steve Fletcher**

Industrial Specialist

Cell: 720-320-0366

steve@grubercre.com

**Russell Gruber**

Industrial Specialist / Owner

Cell: 720-490-1442

russell@grubercre.com

## PROPERTY DETAILS

- Lot Size: 2.13 acres
- Zoning: A-3, Adams County
- Fenced yard with road base
- Quonset hut (shop) 1,500 SF +/- with 13'x14' grade level door

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