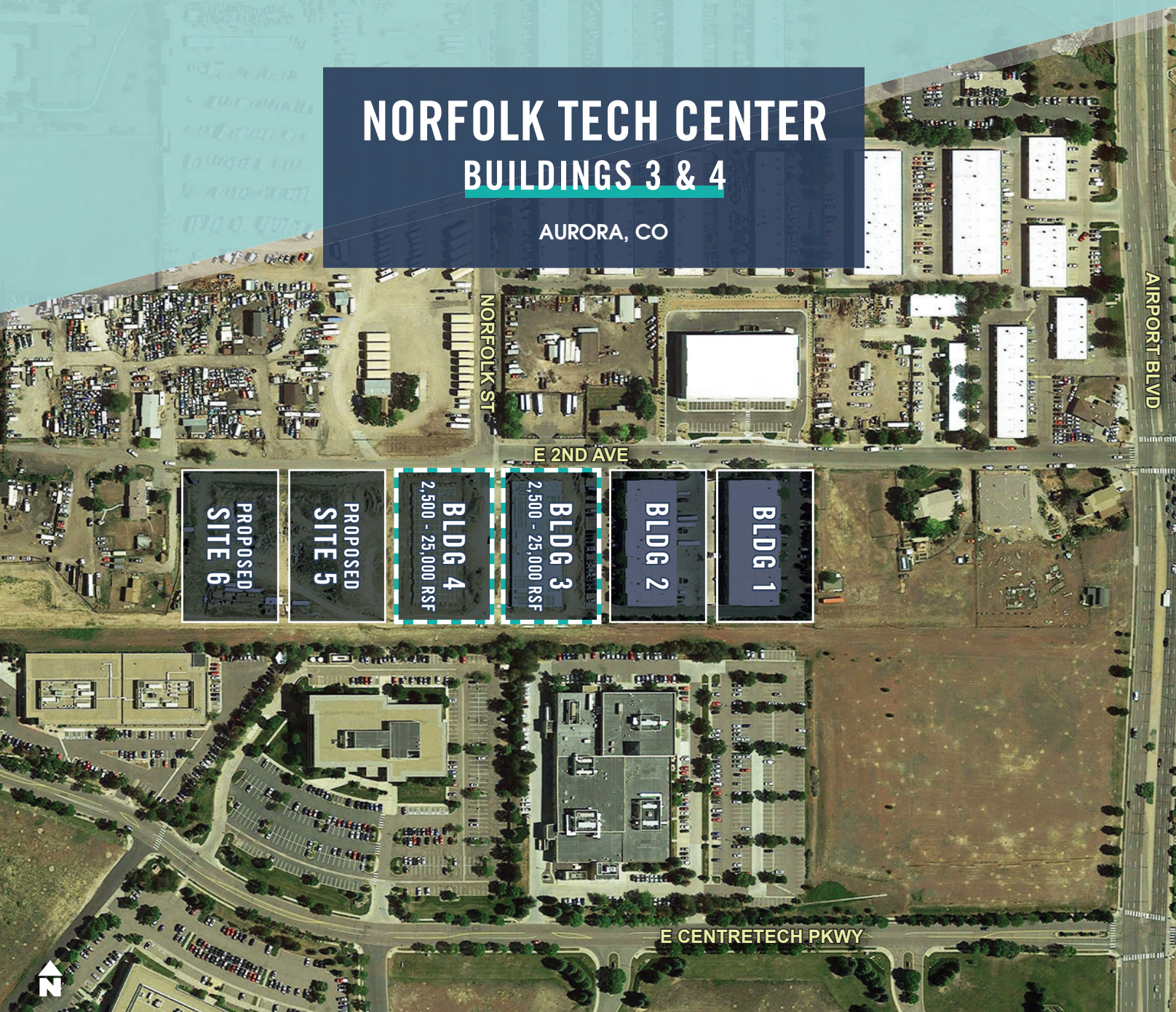


NORFOLK TECH CENTER BUILDINGS 3 & 4

AURORA, CO



NORFOLK TECH CENTER BUILDINGS 3 & 4

AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNITS FOR LEASE

**BUILDING DELIVERY - APRIL 2019
FLEXIBLE SPACE PLANS**

**OFFICE TO SUIT
DOCK + DRIVE-IN LOADING
HIGH IMAGE NEW CONSTRUCTION**

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

HARD TO FIND SMALL UNIT SIZES – DIVISIBLE TO 2,500 SF

Leasing by:



MIKE WAFER JR.
303.260.4407
mwaferjr@ngkf.com



RUSSELL GRUBER
720.490.1442
russell@grubercommercial.com

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BUILDING 3

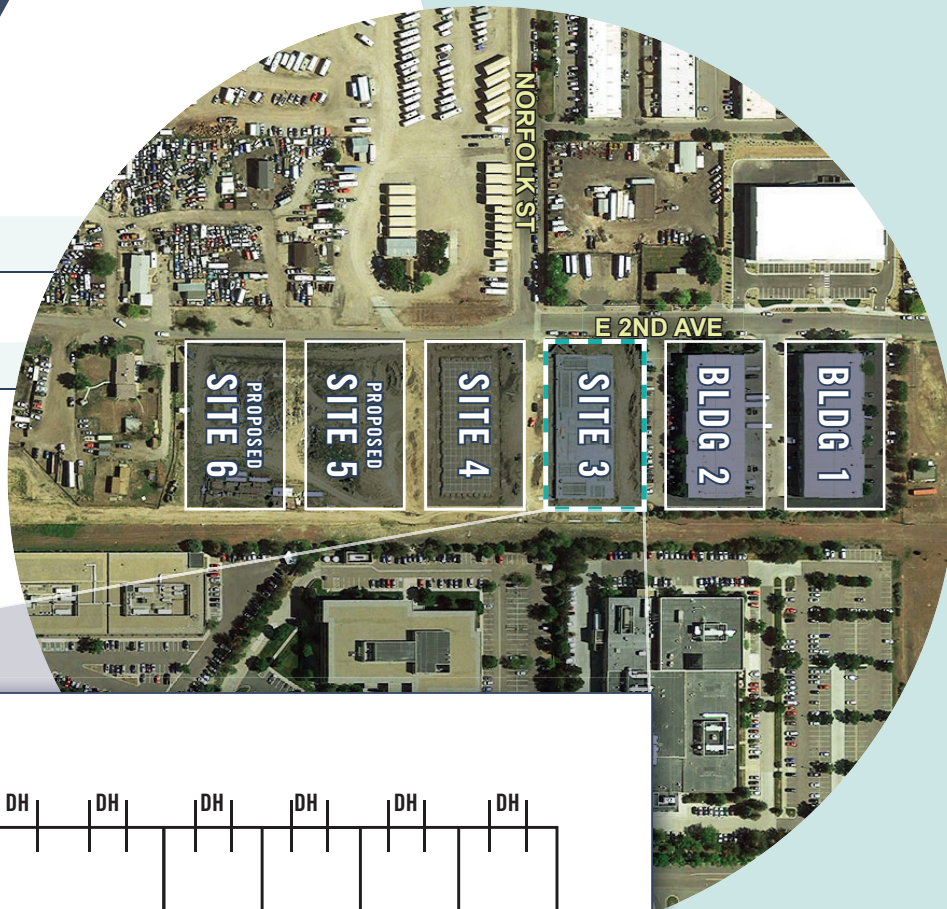
16506-16596 E. 2ND AVENUE

SPACE AVAILABLE

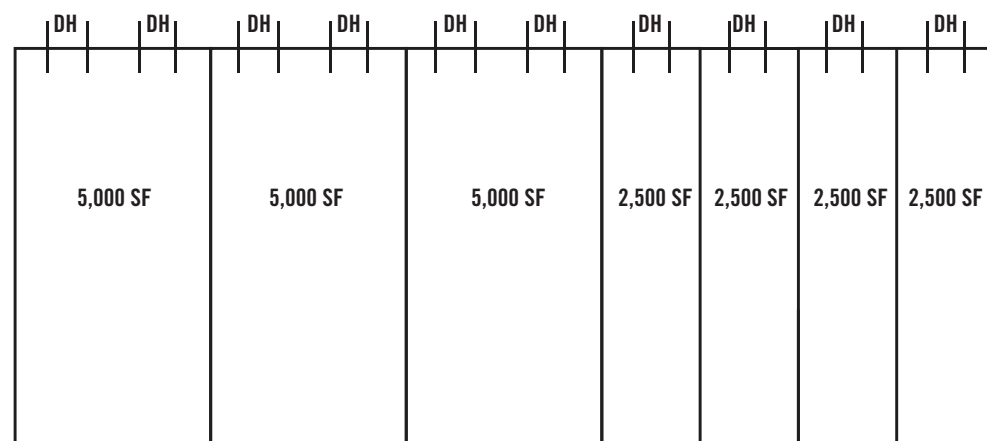
2,500 - 25,000 SF

LEASE RATE

Starting at \$8.50/SF NNN



POTENTIAL FLOORPLAN



DETAILS

Space Available: 2,500 - 25,000 SF

Building Size: 25,000 SF

Lease Rate: \$8.50/SF

Est. Expenses: \$3.00/SF

Loading: Dock-High (Drive-in ramp possible)

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

BUILDING 4

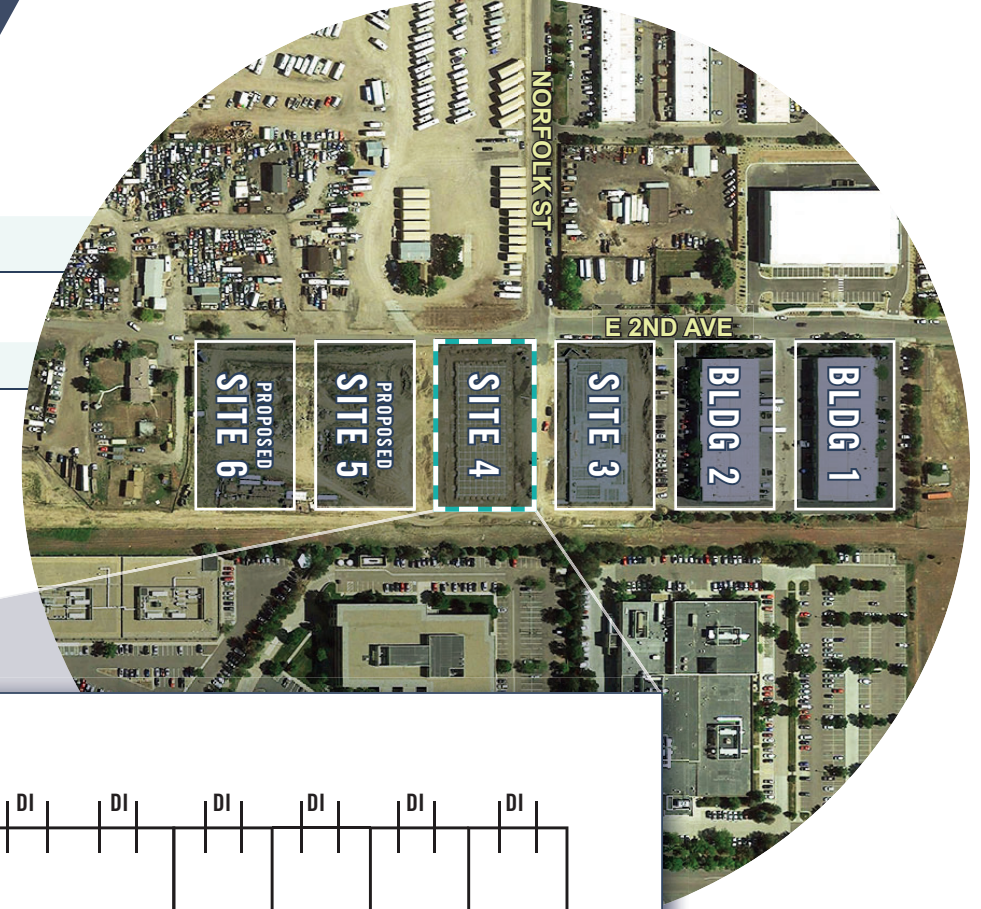
16302-16392 E. 2ND AVENUE

SPACE AVAILABLE

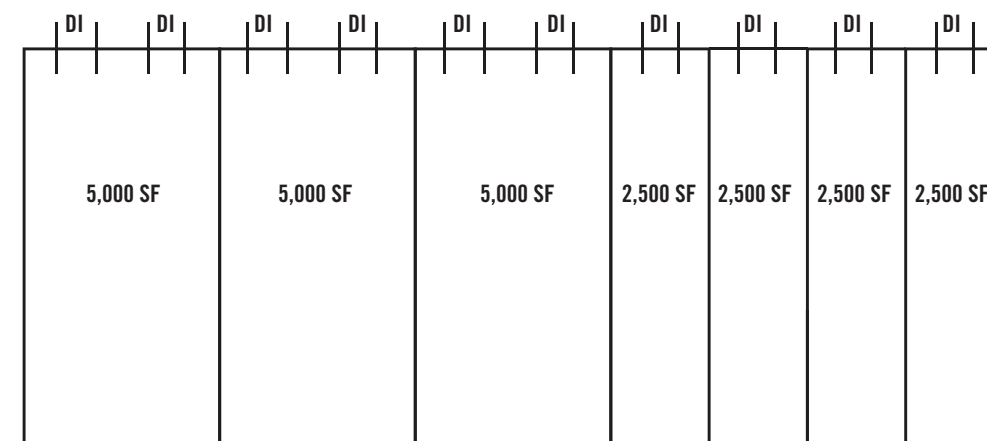
2,500 - 25,000 SF

LEASE RATE

Starting at \$8.50/SF NNN



POTENTIAL FLOORPLAN



DETAILS

Space Available: 2,500 - 25,000 SF

Building Size: 25,000 SF

Lease Rate: \$8.50/SF

Est. Expenses: \$3.00/SF

Loading: Drive-In (12' x 14' doors)

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

