

AURORA CENTER 1 @ GATEWAY

# 15800 EAST 40TH AVENUE

AURORA, COLORADO 80011 | FOR SALE OR FOR LEASE

**High-Image Class A Industrial Building with I-70 Visibility**

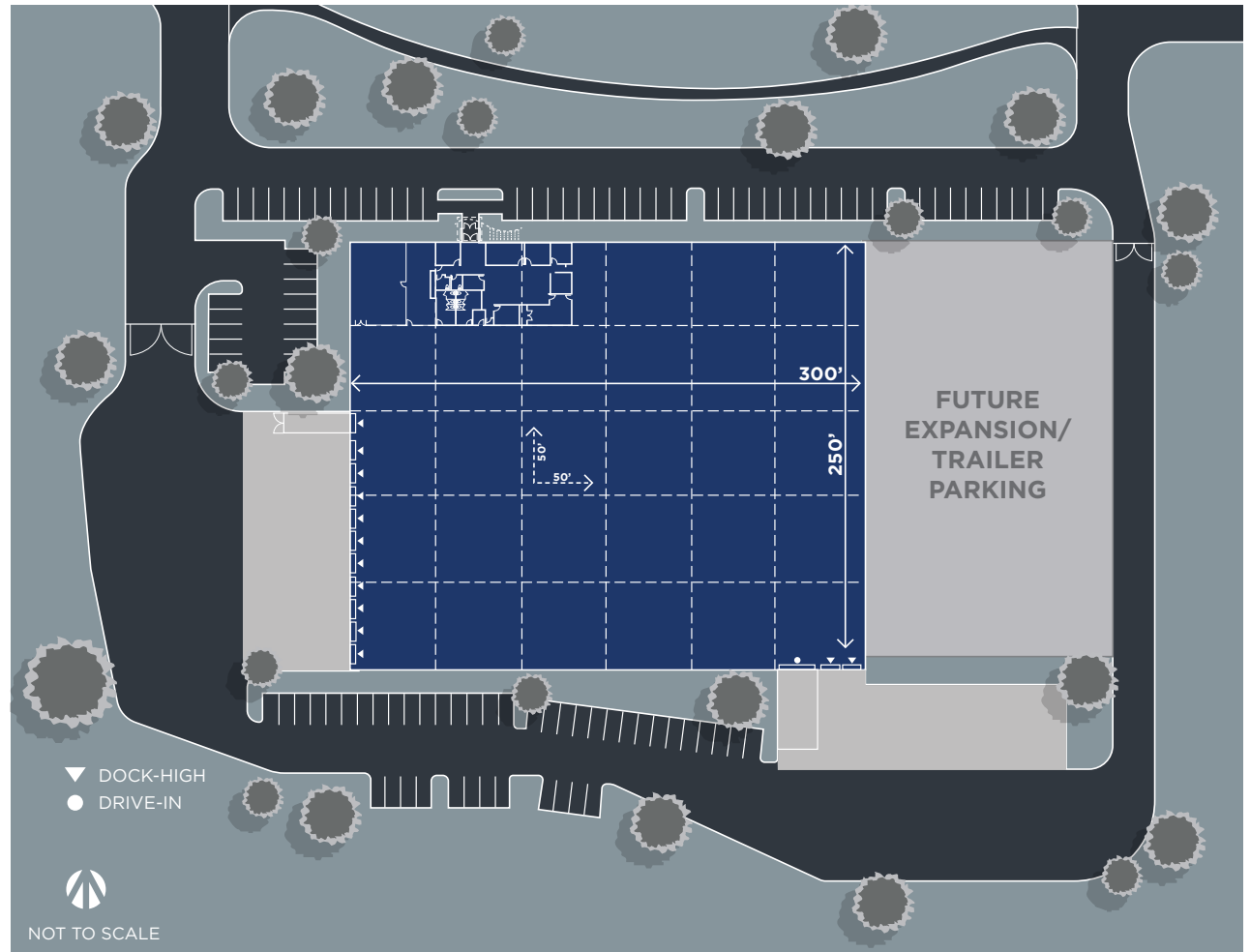


FENCED, SECURED LOADING AREA • EXCESS GROUND FOR TRAILER PARKING OR BUILDING EXPANSION •  
LARGE FANS AND AIR EXCHANGE SYSTEM • RADIANT HEAT • SKYLIGHTS • WELL DISTRIBUTED POWER •  
LEVELERS, LIGHTS, AND SEALS ON ALL DOCK DOORS

# PROPERTY OVERVIEW

## PROPERTY DETAILS

Building Size	75,000 SF
Office SF	±6,500 SF
Year Built	2003
Clear Height	24'
Loading	12 Dock High Doors 1 Drive-In Door
Column Spacing	50' x 50'
Sprinklers	ESFR
Power	1,600 Amps / 480 Volt
Site Size	9.53 Acres
Parking	111 Spaces
Zoning	PUD; The Property is currently under going a rezoning change with the City to I-1 from MU-C, which is expected to be complete in February 2024
Lease Rate	To Quote
Sale Price	Call Broker







# AMENITIES & DEMOGRAPHICS

POPULATION  
WORKERS  
AVG. INCOME  
AVG. AGE



245,205 / 5 MILE  
891,310 / 10 MILE



239,528 / 5 MILE  
887,727 / 10 MILE



\$99,938 / 5 MILE  
\$112,119 / 10 MILE



31.7 / 5 MILE  
35.5 / 10 MILE

Walmart



Save a lot



Mobil



ACE Hardware

E 48th Ave

COSTCO WHOLESALE

Bolling Dr

Kittredge St

Pena Blvd W

Pena Blvd E

SONIC



Wendy's

QDOBA



OUTBACK STEAKHOUSE

EST. 1942  
UNO PIZZERIA & GRILL

Applebee's

E 40th Ave



Jack in the box

MAVERIK



E 35th Ave

E 32nd Ave



PETCO Where the pets go.



Walmart SUPERCENTER

NOODLES & COMPANY

MURPHY USA

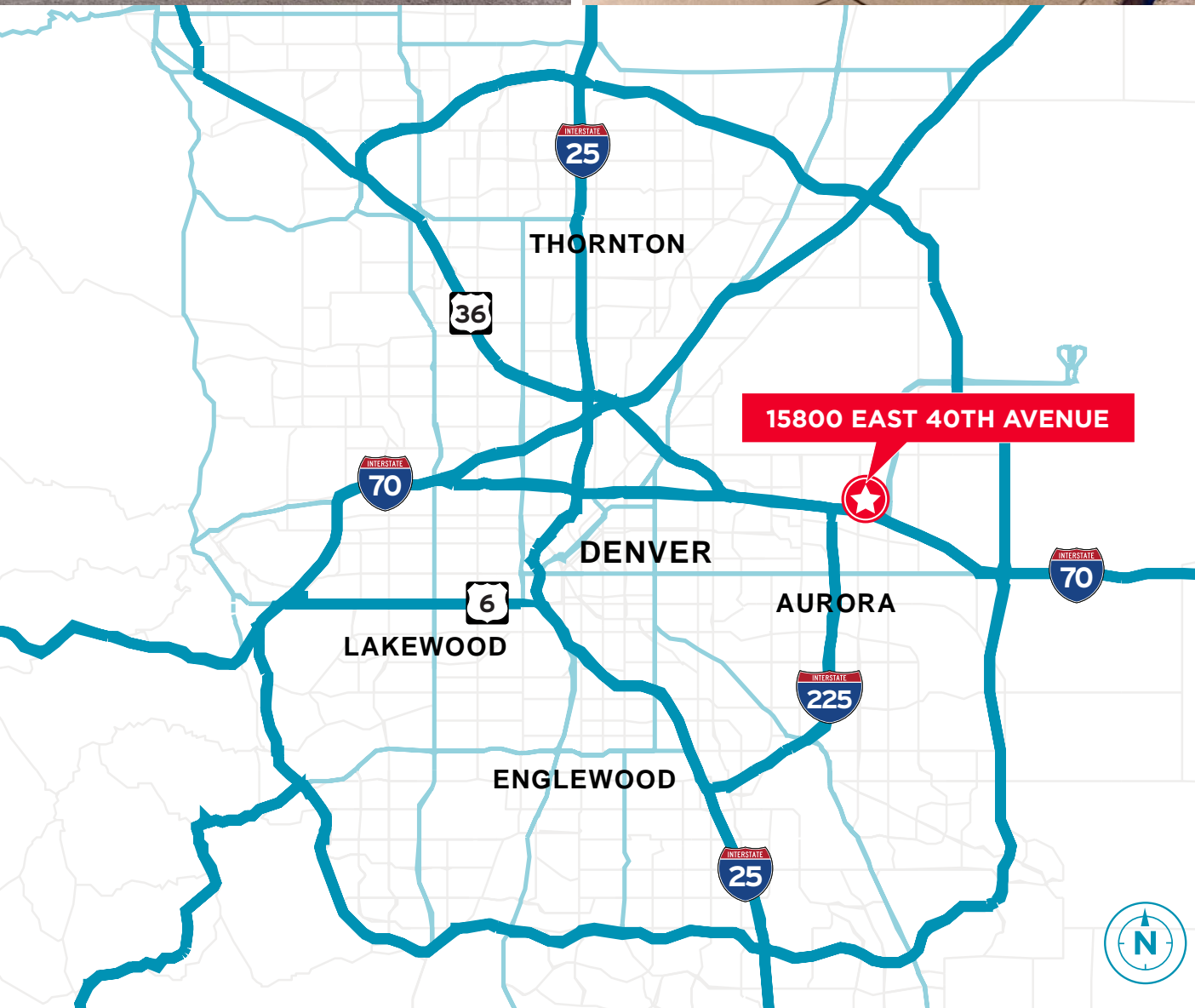




# UNMATCHED HIGHWAY ACCESS







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