



FOR SALE/LEASE

1,000-15,000 SF Office/Warehouse Condos For Sale/Lease

472 Laredo Street | Aurora, CO 80011



Heavy Power Available. Automotive & Marijuana Friendly

CONTACT:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Available:	1,000-15,000 SF
Building Size:	20,000 SF
Grade Level Doors:	10"x10' per unit
Ceiling Height:	13'-14' clear
Year Built:	1985
Zoning:	I-1 Industrial

PROPERTY HIGHLIGHTS

- Multiple 1,000 SF office/warehouse condos for sale/lease
- See brochure page #3 for sale pricing and lease rates.
- Zoned I-1 industrial in the city of Aurora (Arapahoe County)
- Heavy power available
- Each unit has a 10'x10' drive in door with 13'-14' clear height
- Association Dues are just \$235.79 per month per unit
- Property Taxes are approximately \$4,278 per year per unit
- Automotive related uses and marijuana related uses allowed.

1,000-15,000 SF OFFICE/WAREHOUSE CONDOS FOR SALE/LEASE

Sale Pricing: 1K, 2K, 4K, 5k, 9k, 10k and 15k SF

1k-2k SF at \$275/sf
2k-4k SF at \$200/sf
5k-9k SF at \$155/sf
10k-15k SF at \$145/sf

An Additional 5,000 SF is also available for Sale (listed by Local Realty) for a total of 20,000 SF available.

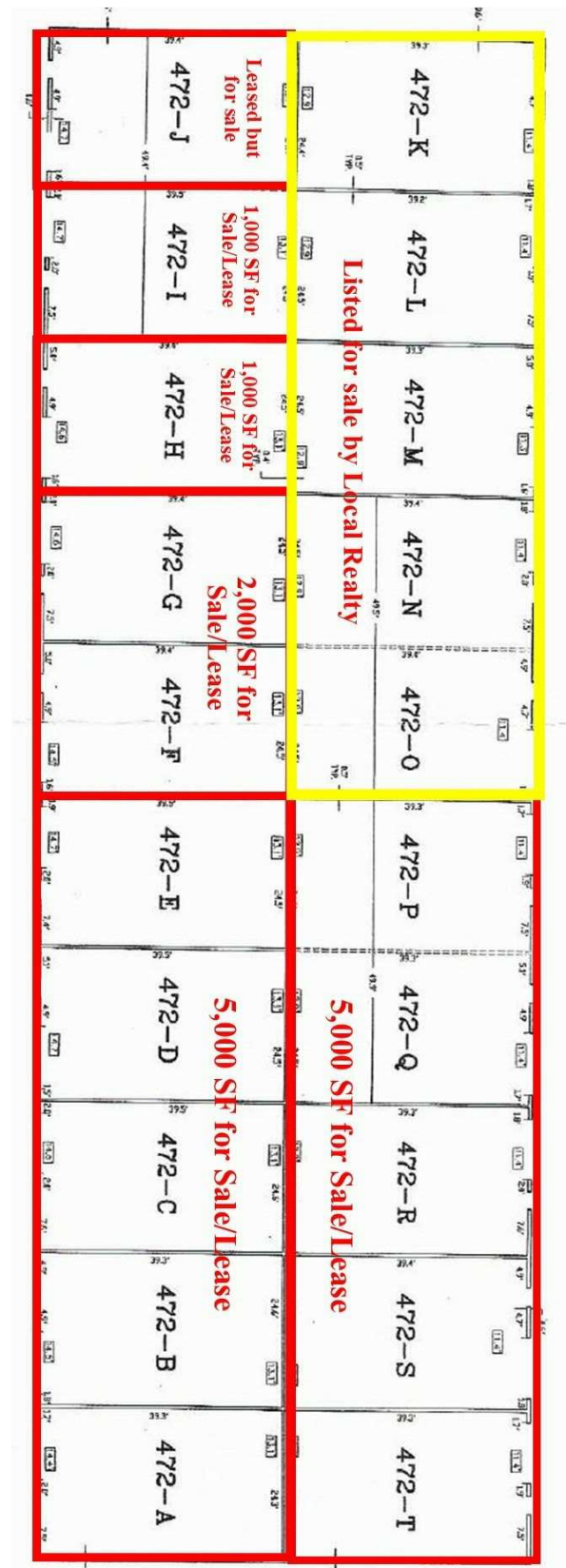


Lease Pricing: 1K, 2K, 4K, 5k, 9k, 10k and 15k SF

1k-2k SF at \$21.60/sf MG
2k-4k SF at \$18.00/sf MG
5k-9k SF at \$16.00/sf MG
10k-15k SF at \$15.00/sf MG



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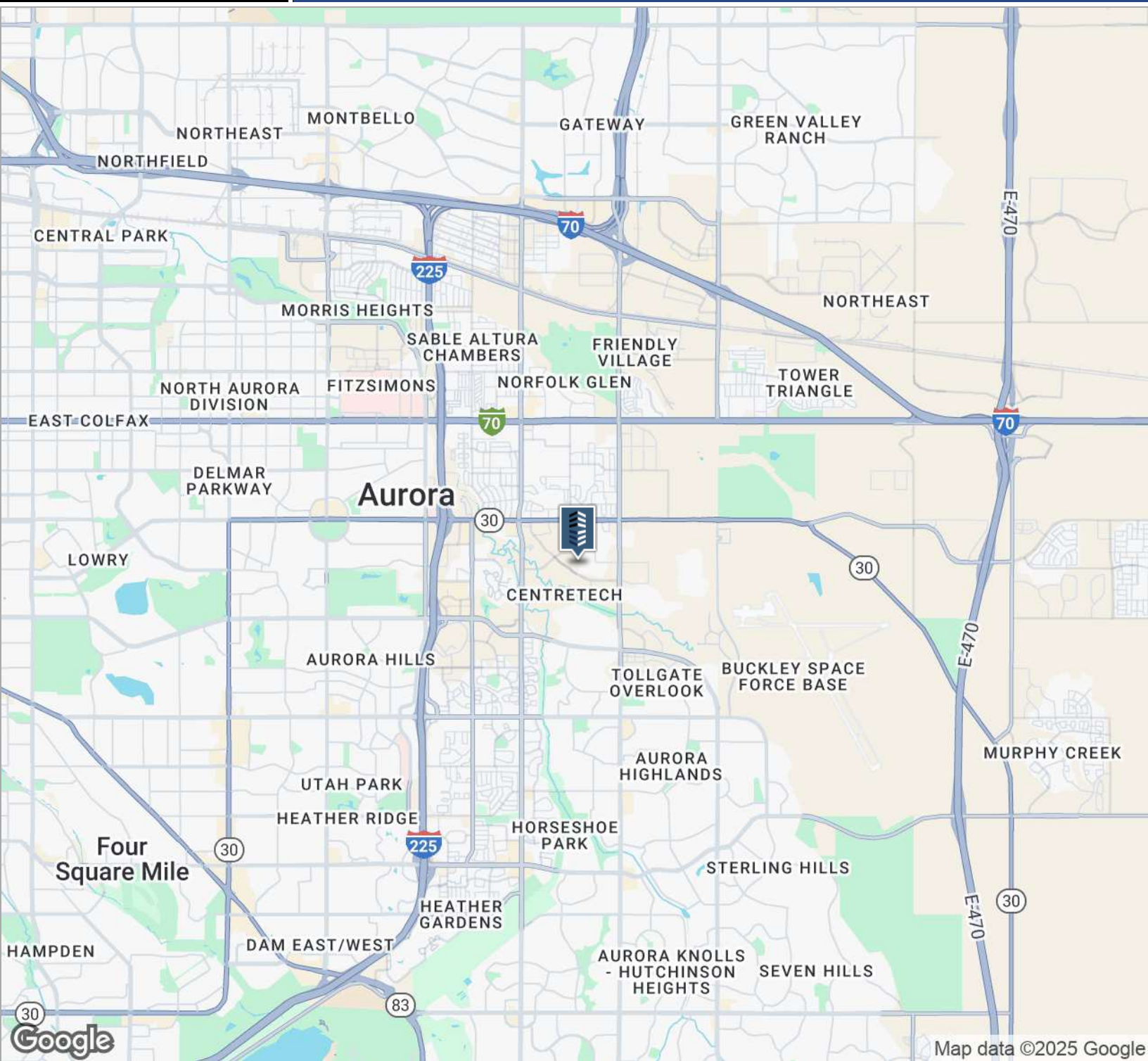


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