

NORFOLK TECH CENTER

BUILDING 6

16200-16294 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNITS FOR LEASE

**BUILDING DELIVERY - DEC 2020
HIGH IMAGE NEW CONSTRUCTION**

**DRIVE-IN LOADING
AMPLE PARKING**

**FRONT PARK / REAR LOAD DESIGN
UNITS FROM 2,500 SF - 25,000 SF**

Leasing by:



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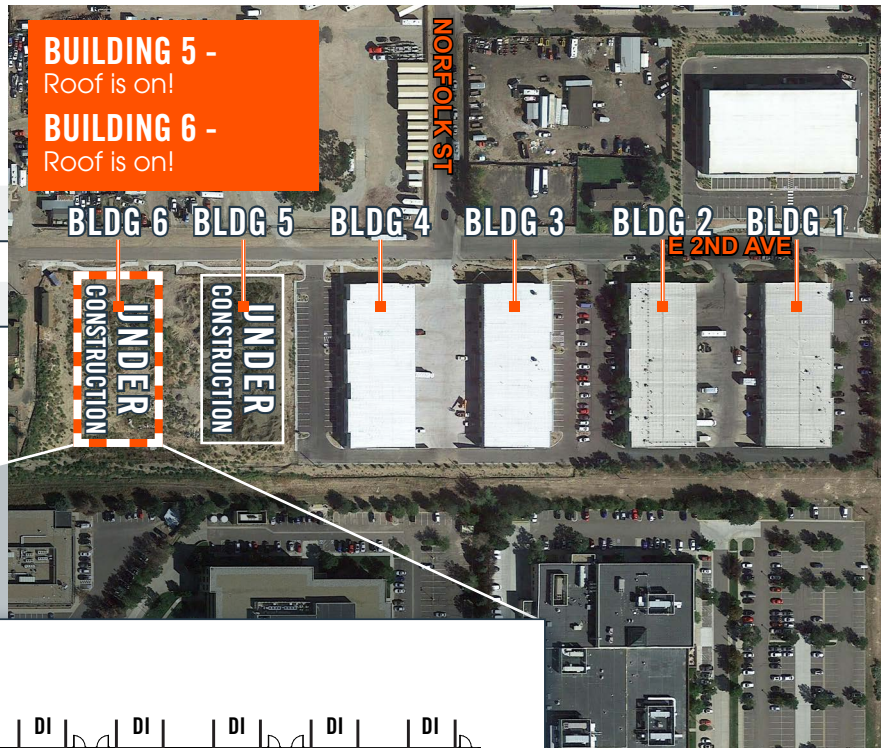
AVAILABLE SPACE:

25,000 SF

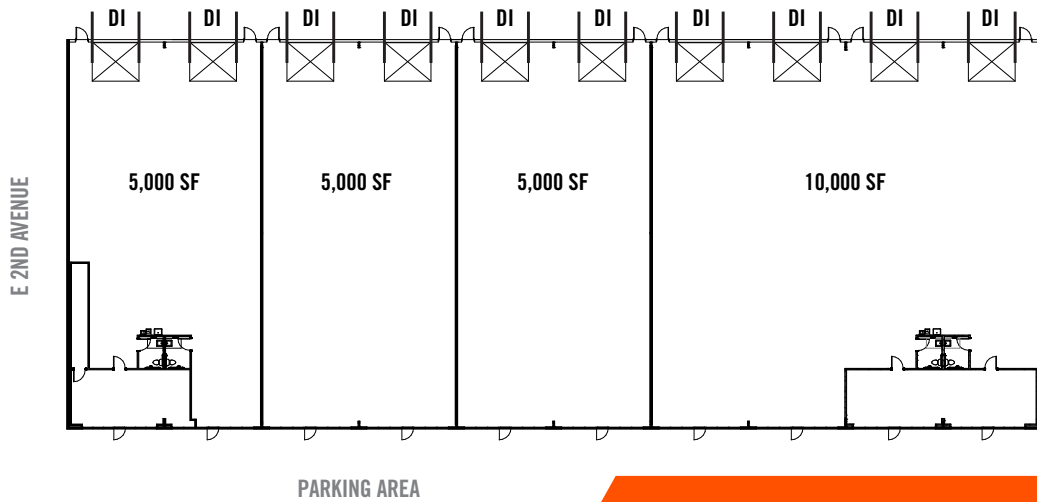
DIVISIBLE - 2,500 SF INCREMENTS:

Including any of the following sizes:

2,500 SF	15,000 SF
5,000 SF	17,500 SF
7,500 SF	20,000 SF
10,000 SF	22,500 SF
12,500 SF	25,000 SF



POTENTIAL FLOORPLAN



DECEMBER 2020 COMPLETION!

DETAILS

Space Available: 25,000 SF

Building Size: 25,000 SF

Lease Rate: \$7.50/SF - \$8.50/SF NNN

Est. Expenses: \$3.50/SF

Loading: 10 drive-in 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

