

# NORFOLK TECH CENTER

## BUILDING 6

16200 E. 2ND AVENUE, AURORA, CO



**HARD TO FIND SMALL OFFICE / WAREHOUSE UNIT FOR LEASE**

**HIGH IMAGE NEW CONSTRUCTION  
FRONT PARK / REAR LOAD DESIGN**

**DRIVE-IN LOADING  
AMPLE PARKING**

**5,000 SF UNIT  
AVAILABLE 1/1/2025**

Leasing by:

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**NEWMARK**

**Gruber**  
Commercial Real Estate Services

# NORFOLK TECH CENTER

## BUILDING 6

16200 E. 2ND AVENUE

AVAILABLE SPACE: 5,000 SF

UNIT #: 190

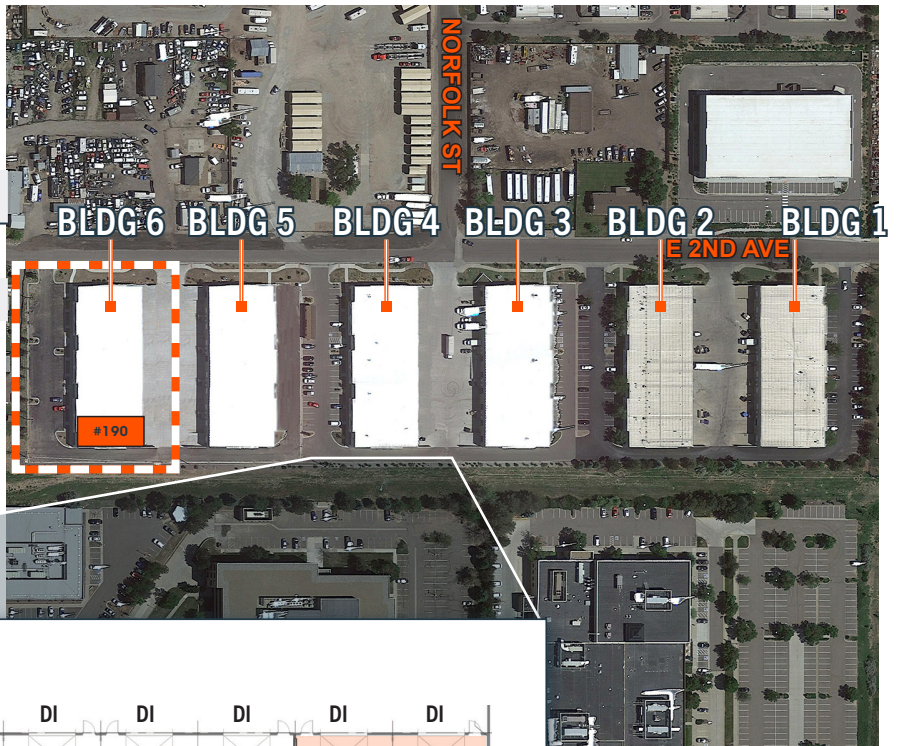
Available Size: 5,000 SF

Office Size: 650± SF

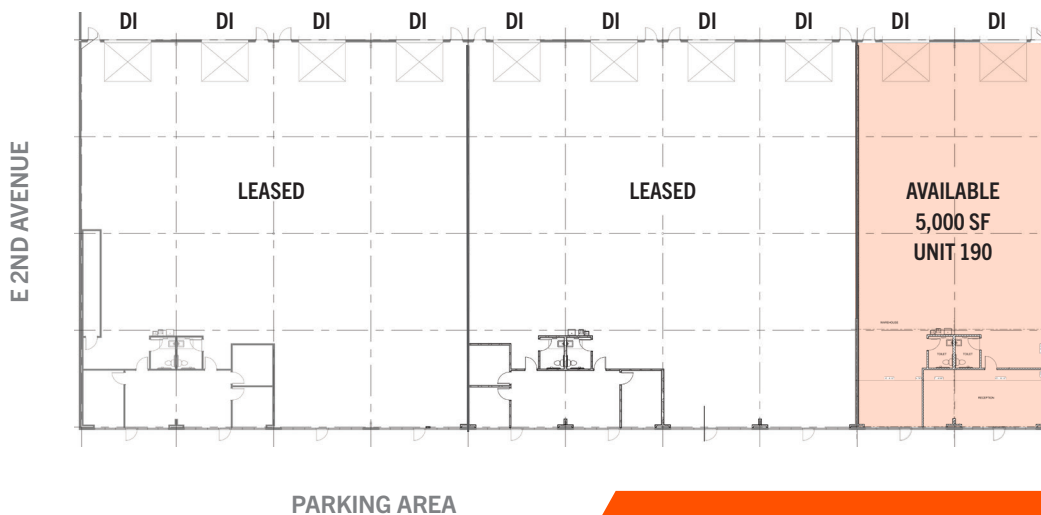
Open Reception Area  
2 Restrooms

Loading: 2 Drive-In Doors

Rate: \$11.50/SF NNN



### FLOORPLAN



AVAILABLE JANUARY 1, 2025

### DETAILS

**Total Space Available:** 5,000 SF

**Building Size:** 25,000 SF

**Lease Rate:** \$11.50/SF NNN

**Est. Expenses:** \$5.00/SF

**Loading:** 2 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

