

NORFOLK TECH CENTER

BUILDING 5

16302 E. 2ND AVENUE, AURORA, CO



HARD TO FIND SMALL OFFICE / WAREHOUSE UNIT FOR LEASE

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

**DOCK HIGH LOADING
AMPLE PARKING**

**5,000 SF AVAILABLE WITH
±1,000 SF OF OFFICE**

Leasing by:

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NEWMARK

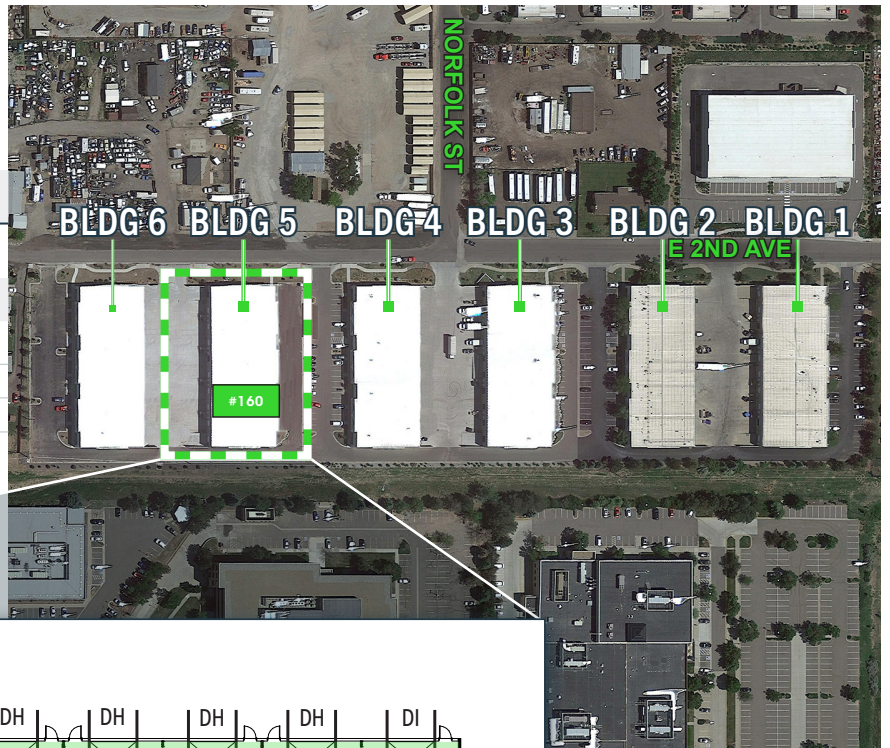
Gruber
Commercial Real Estate Services

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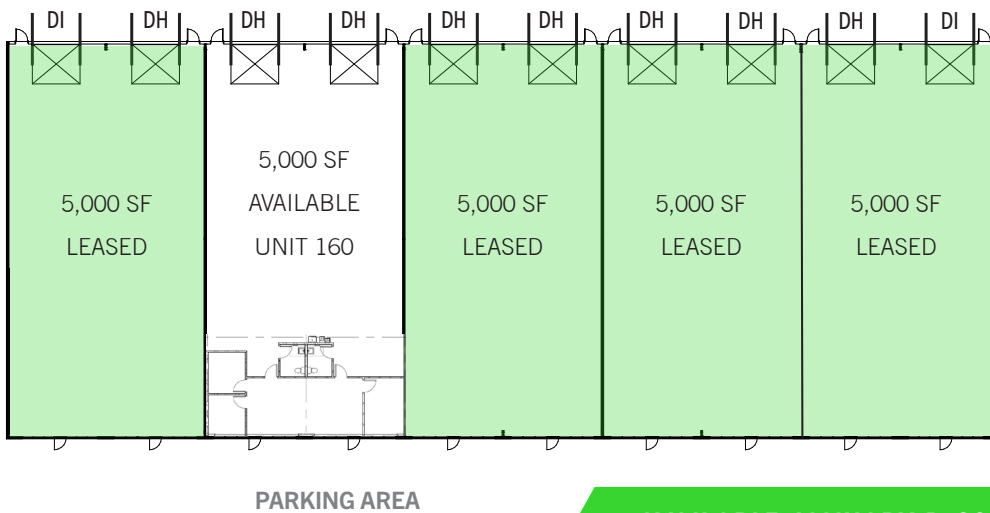
16302 E. 2ND AVENUE

TOTAL AVAILABLE SPACE: 5,000 SF



UNIT #:	160
Available Size:	5,000 SF
Office:	Reception Area 3 Offices 2 Restrooms
Loading:	2 Dock High 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 dock high 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

