

Lease Availability Report

3550 Odessa Way

Aurora, CO 80011 - SW DIA/Pena Blvd Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Manufacturing
Tenancy:	Multiple
Year Built:	1986
RBA:	161,381 SF
Floors:	1
Typical Floor:	161,381 SF
Ceiling Ht:	22'-24'6"
Columns:	30'w x 40'd

AVAILABILITY

Min Divisible:	70,594 SF
Max Contig:	70,594 SF
Total Available:	70,594 SF
Asking Rent:	\$4.75/NNN

EXPENSES PER SF

Total Expenses:	\$2.46 (2017)
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SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	Relet	70,594/5,194 ofc	70,594	70,594	\$4.75/NNN	Vacant	1 - 5 Yrs

SALE

Last Sale: Portfolio of 298 Properties Sold on Dec 18, 2014 for \$1,595,000,000 (\$52.76/SF)

LOADING

Docks:	15 ext	Drive Ins:	1 tot./9'w x 14'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	900a/277-480v 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Lighting - Metal Halide, Sewer - City, Water - City

LAND

Land Area:	8.20 AC
Zoning:	M-I
Parcel	1821-26-0-13-001

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TRANSPORTATION

Parking: 193 free Surface Spaces are available; Ratio of 1.10/1,000 SF

Airport: 25 minute drive to Denver International Airport

KEY TENANTS

Sunlight Supply, Inc.

90,787 SF
