

Lease Availability Report

18250 E 40th Ave - Bldg 21

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



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	2015
RBA:	347,840 SF
Floors:	1
Typical Floor:	347,840 SF
Ceiling Ht:	32'
Columns:	50'w x 52'd

AVAILABILITY

Min Divisible:	54,600 SF
Max Contig:	86,384 SF
Total Available:	86,384 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$2.10 (2016)
Opex:	\$2.25 (2016)
Total Expenses:	\$4.35 (2016)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Industrial	New	54,600 - 86,384	86,384	86,384	Withheld	Vacant	5 - 10 Yrs

LOADING

Docks:	79 ext	Drive Ins:	5 tot./12'w x 14'h
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POWER & UTILITIES

Power:	3,000a/480v 3p Heavy
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FEATURES

Bus Line

LAND

Parcel	1821-28-1-03-001
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TRANSPORTATION

Parking:	297 Surface Spaces are available; 59 Industrial Trailer Spaces are available; 8 Reserved Spaces are available; Ratio of 1.04/1,000 SF
Airport:	20 minute drive to Denver International Airport

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KEY TENANTS

MS International	97,656 SF	Quality Bicycle Products	66,184 SF
Tosca Services	54,600 SF	Central Garden & Pet Co	43,726 SF