

# 2470 Airport Blvd - Bldg 3 - Airways Business Center



Location: **Bldg 3**  
**East I-70/Montbello Ind Cluster**  
**SW DIA/Pena Blvd Ind Submarket**  
**Adams County**  
**Aurora, CO 80011**

Management: -  
 Recorded Owner: **IPT Airways DC, LLC**

Ceiling Height: **30'0"**  
 Column Spacing: **52'w x 50'd**  
 Drive Ins: **4 - 12'0"w x 14'0"h**  
 Loading Docks: **120 ext**  
 Power: **2000a/277-480v 3p**

Expenses: **2016 Combined Tax/Ops @ \$2.20/sf; 2010 Est Ops @ \$0.57/sf**  
 Parcel Number: **1821-33-2-01-005**  
 Parking: **238 Surface Spaces are available; Ratio of 0.72/1,000 SF**  
 Amenities: **Bus Line, Skylights**

Building Type: **Class B Warehouse**

Status: **Built Apr 2004**  
 Tenancy: **Multiple Tenant**

Land Area: **16.42 AC**  
 Stories: **1**  
 RBA: **332,075 SF**

Total Avail: **93,600 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Reinforced Concrete**  
 Utilities: -

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	93,600	93,600	Withheld	Negotiable	Thru Jun 2024	Sublet