

Gateway Plaza

3370 PEORIA STREET, UNIT 200-201, AURORA, CO



INDUSTRIAL SPACE > FOR LEASE

**ACCESS VIA
I-70 & PEORIA ST.**

**LOCATED WITHIN WALKING
DISTANCE OF LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

**PEORIA STREET
FRONTAGE**

- > Project Size: 123,827 SF
- > Available: Immediately
- > Unit Size: 2,730-5,793 SF
- > Office Size: 30%
- > Rate: \$9.50/SF
- > Est. 2026 OpEx: \$6.41/SF
- > Parking: 1.89:1,000 SF
- > Loading: Up to Two (2) Dock High
- > Ceiling Height: 14'-16'
- > Zoning: M-1
- > Electric Service: 3-Phase
- > City/County: Aurora/Adams

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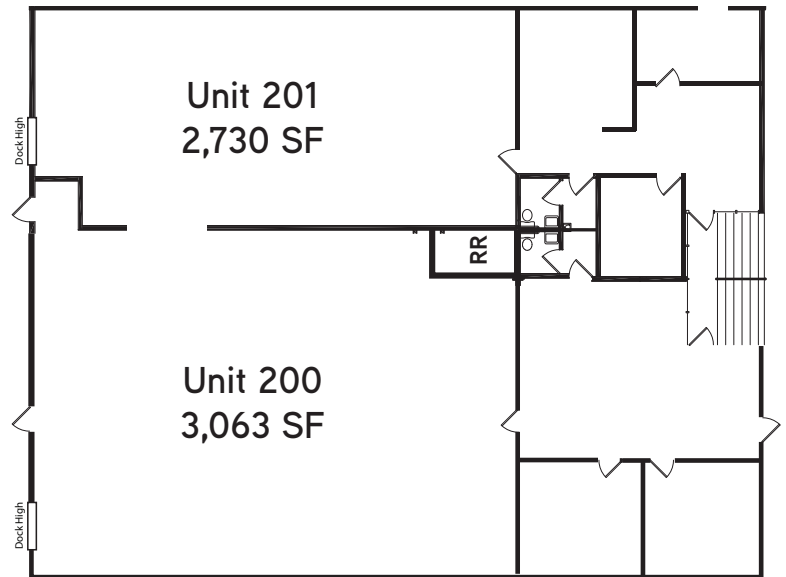
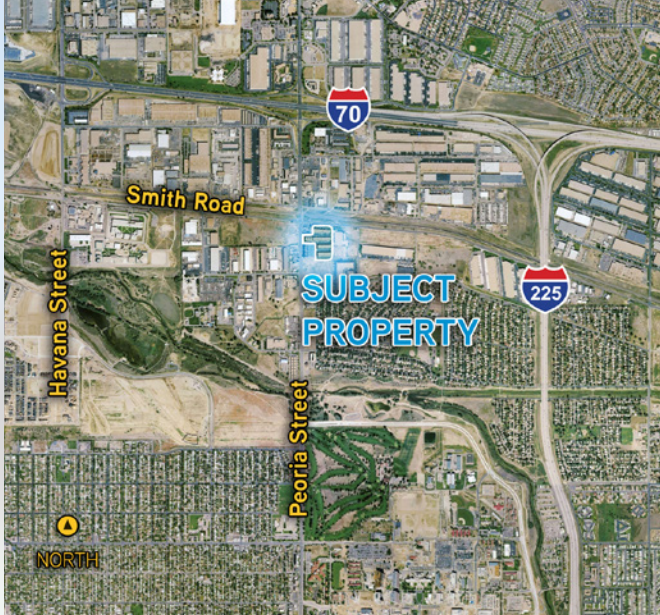
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UNIT 200-201 | 2,730-5,793 SF



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