

I-225 PLAZA

WAREHOUSE/FLEX SPACE



1600

S. ABILENE ST.
UNIT E

AURORA, CO 80012

Great Proximity To Florida Lightrail Station!

UNIT E

S. ABILENE ST.



AVAILABILITY INFORMATION

AVAILABLE:	30 Days
SIZE:	10,833 SF
OFFICE:	15%
BASE RENT:	\$10.50/SF NNN
2026 OPEX:	\$5.24/SF (CAM: \$1.68, Tax: \$3.22, Ins.: \$0.34)
NUMBER OF DOCKS:	None (0)
DRIVE-IN DOORS:	Two (2)
CLEAR HEIGHT:	±15'
POWER:	800 Amp, 220 Volt, 3-Phase

HIGHLIGHTS

- I-225 Plaza offers excellent visibility from I-225
- Individual signage available and use of the monument sign
- Close proximity to Fitzsimons
- Office/showroom/retail uses
- Fully sprinklered
- Excellent access to I-225 at Iliff and Mississippi
- HVAC throughout



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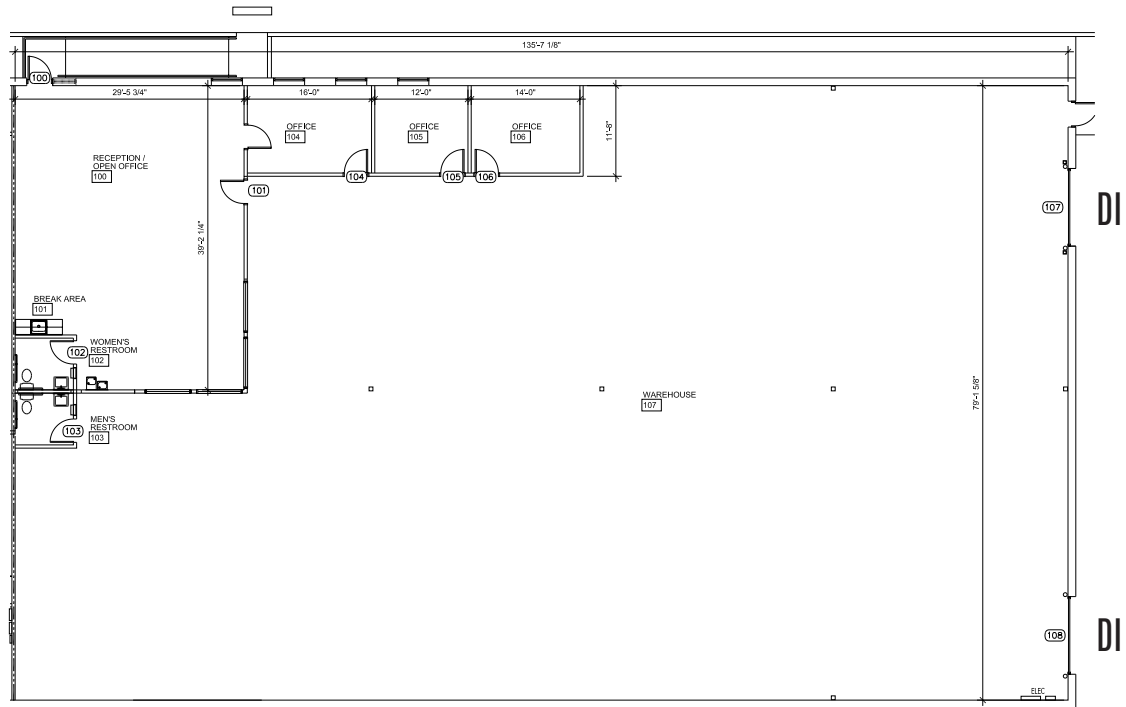
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1600 S. ABILENE • UNIT E | AURORA, CO 80012

SITE PLAN

10,833 SF



BROKER DISCLOSURE



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