

Gateway Plaza

3538 PEORIA STREET | UNIT 506 | AURORA, CO

**LEASING INCENTIVES
AVAILABLE**



INDUSTRIAL SPACE > FOR LEASE

AUTOMATED GATE AND FENCED PARKING/LOADING COURT FOR ADDED SECURITY

**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: 4,715 SF
- > Office Size: 60%
- > Rate: \$10.00/SF
- > Estimated Expenses: \$6.41/SF (2026)
- > Parking: 1.89:1,000 SF
- > Loading: One (1) Half Dock & One (1) Drive-In
- > Ceiling Height: 14'-16'
- > Zoning: M-1
- > Electric Service: 3-Phase
- > City/County: Aurora/Adams

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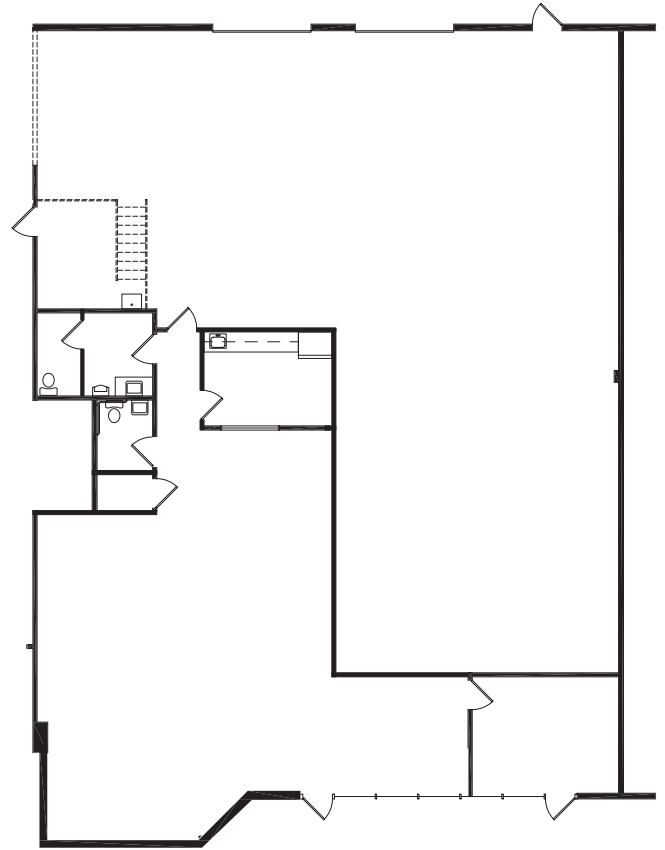
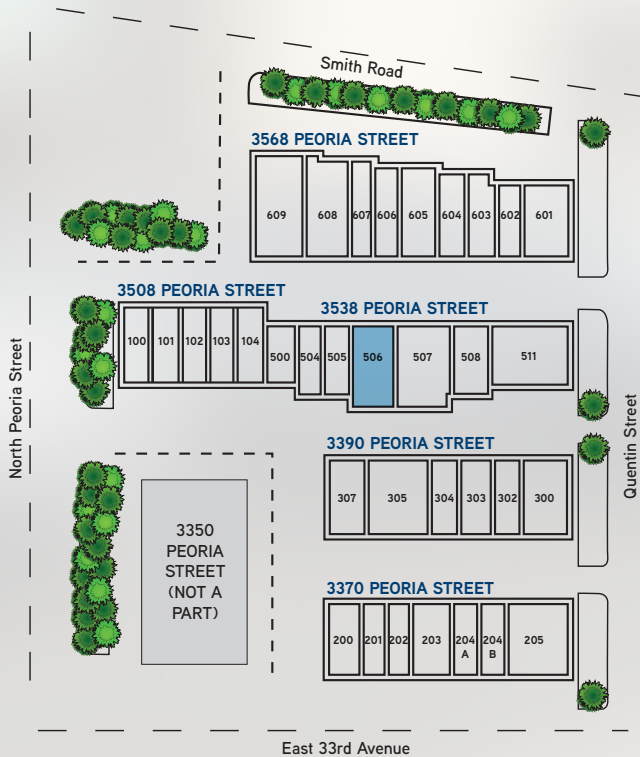
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Gateway Plaza

UNIT 506 | 4,715 SF



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