



THE PULSE

AT GATEWAY

18245 E. 40TH AVENUE | AURORA, CO 80111

FOR LEASE

68,862 SF

IDEALLY LOCATED INDUSTRIAL AVAILABILITY

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Prominent Location in Gateway Park
(Covenant Controlled)



Potential to Secure/Fence Loading
Courtyard for Increased Security



Shallow Front Park/Rear Load Design



Immediate Access to I-70/Tower Road &
E470, and 10 Minutes from DIA



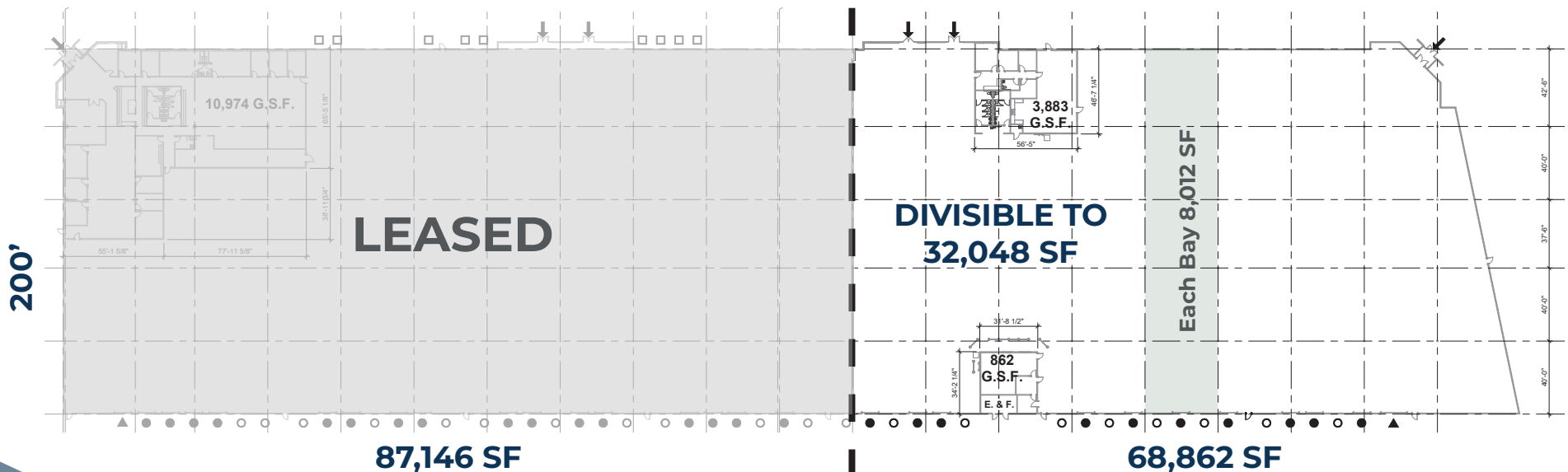
Significant Nearby Amenities

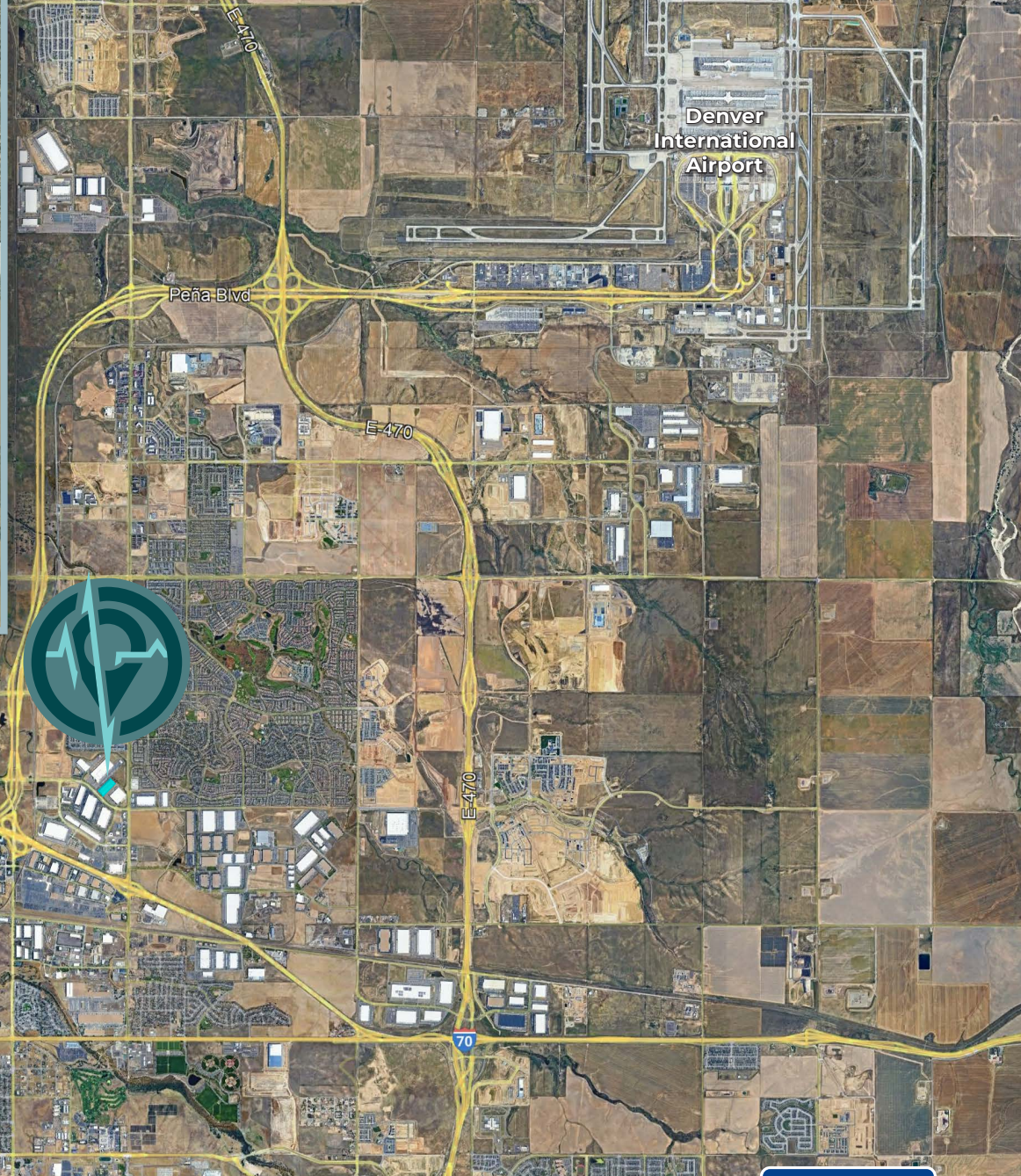


Robust Workforce Housing Nearby

68,862 SF AVAILABLE

Size	68,862 SF	City/County	Aurora/Adams	Lighting	LED
Divisibility	32,048 SF	Loading	10 Dock High, 1 Drive-In (12' x 14') 8 Knock-outs	Sprinklered	ESFR
Office Size	4,745 SF	Lease Rate	Contact Brokers	Parking	.93:1000
Clear Height	24'	Column Spacing	40' x 40'	Zoning	I-2 (Enterprise Zone)
Year Built	2005			Est. 2026 Op. Exp.	\$5.78/SF





3 Minutes from I-70



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BROKER
DISCLOSURE



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