



## I-225 Business Center

13450 East Smith Road, Aurora, CO 80011

Industrial Warehouse/Distribution 51,214 SF

For Lease

**\$7.5 - \$8.25/SF/YR**

Property Size

**277,930 SF**

Parking Spaces Avail.

**377**

Property Tenancy

**Multi-Tenant**

Year Built

**1997**

Property Type

**Industrial -  
Warehouse/Distribution**

Lot Size

**16.37 Acre**

Parking Ratio

**1.36/ 1,000 SF**

Building Class

**A**

Date Updated

**May 19, 2022**

# Space Available

#900A

Space Type  
**Warehouse/Distribution**

Lease Rate  
**\$8.25/SF/YR**

Additional Rent  
**\$3.62/SF/YR**

Total Space Available  
**13,515 SF**

Floor  
**1**

Divisible Space  
**13,515 - 13,515 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Call For Terms  
**Yes**

Renewal Option  
**Yes**

Sublease  
**No**

Clear Height  
**24'**

Dock High Doors  
**2**

Office Build-Out  
**2,594 SF**

Fire Sprinklers  
**ESFR Other, Other**

Drive-In Doors  
**1**

**#200B**

Space Type  
**Warehouse/Distribution**

Lease Rate  
**\$7.5/SF/YR**

Additional Rent  
**\$3.62/SF/YR**

Total Space Available  
**37,699 SF**

Floor  
**1**

Divisible Space  
**37,699 - 37,699 SF**

Available Date  
**Jan 01, 2023**

Lease Type  
**NNN**

Call For Terms  
**Yes**

Renewal Option  
**Yes**

Sublease  
**No**

Clear Height  
**24'**

Dock High Doors  
**8**

Fire Sprinklers  
**ESFR Other, Other**

Drive-In Doors  
**2**