

3250 Oakland Street
Aurora, Colorado

M B R C

FOR LEASE:

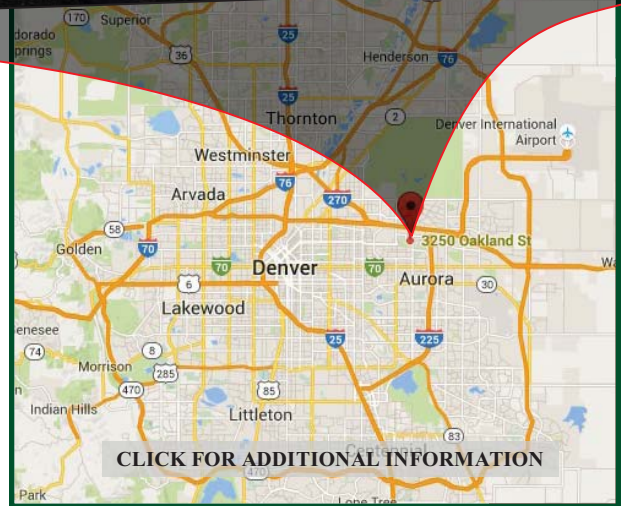
Unit D: 6,300SF (\$8.00/SF NNN*)

*NNN=\$2.50; BASED ON CAM RECONCILIATIONS FOR YEAR-ENDING 12/31/20



PROPERTY DESCRIPTION:

Outstanding, Well-Built and Maintained Multi-Tenant Industrial Building, with Excellent Access to I-70 & I-225. Front Dock High Loading and Rear Drive-In Loading.



IMPORTANT FEATURES:

- 12' x 14' DRIVE-IN DOORS AND DOCK HIGH WITH LEVELERS
- GENEROUS PARKING AND LOADING
- 120/208 VOLT, 3-PHASE ELECTRICAL
- INDUSTRIAL ZONING (M-1)
- 18' CEILING HEIGHT
- FULLY FIRE SPRINKLER

MICHAEL BLOOM
REALTY COMPANY

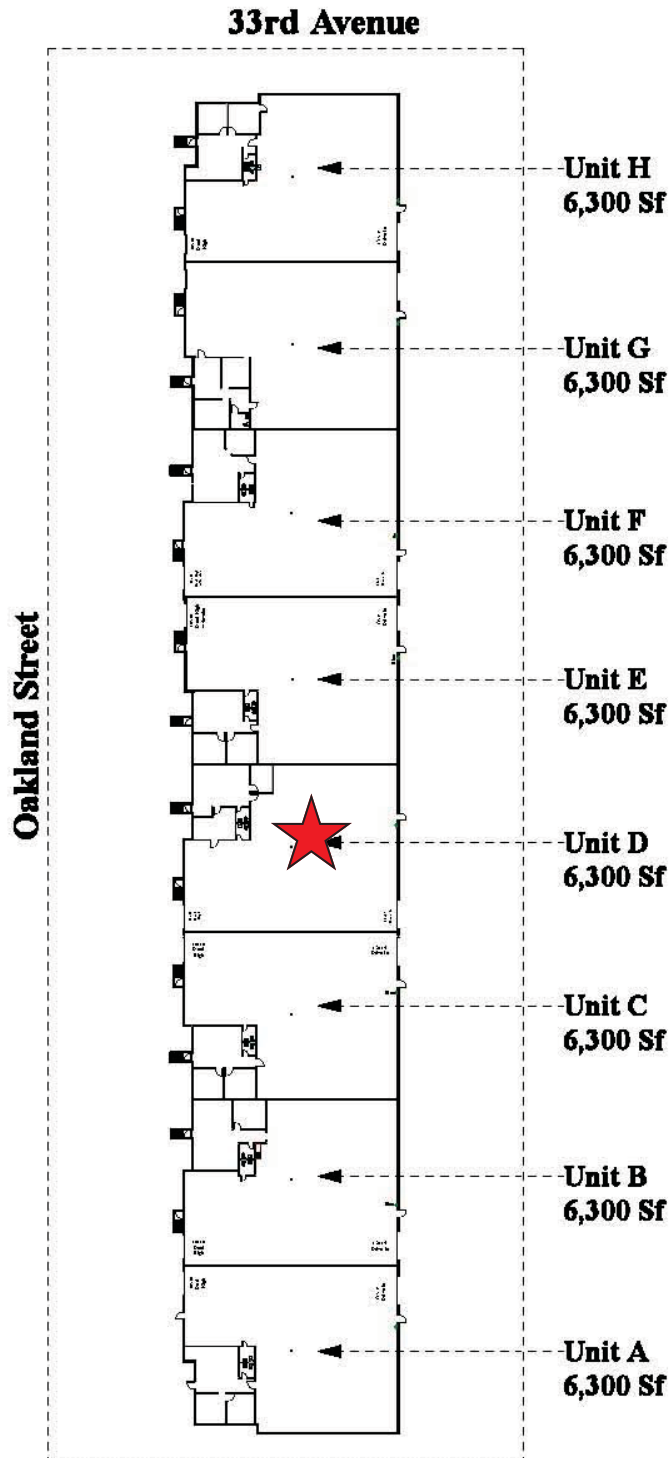
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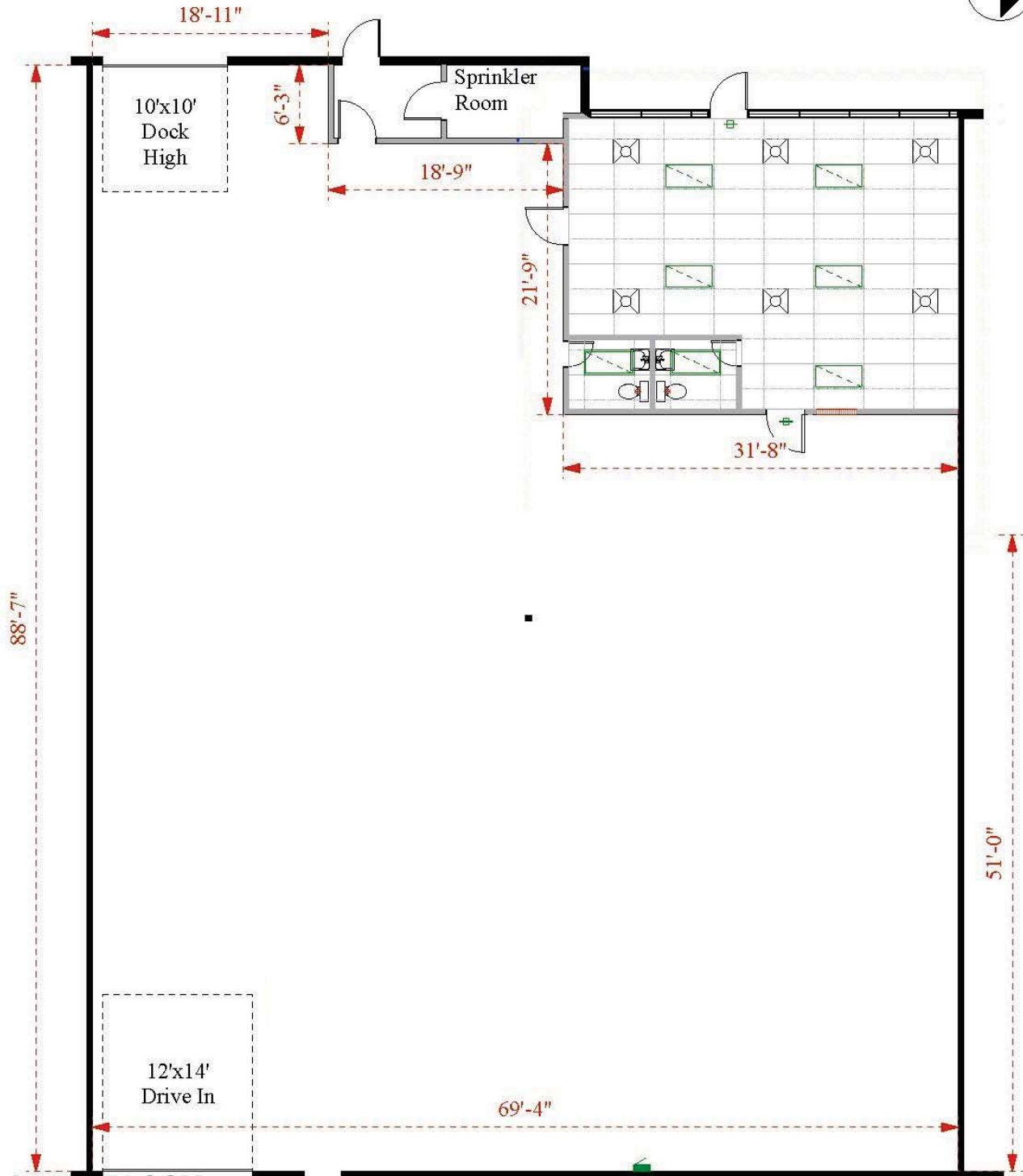
Available	Total SF	Office SF	Loading	Power
Unit D	6,300	600	Dock High Drive-In	Three Phase



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3250 Oakland Unit D



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Floor Plan
Scale: 3/32" = 1'-0"

Date 6/25/13

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