



374 NORFOLK ST

Aurora, Colorado 80011

RARE OWNER-USER INDUSTRIAL / FLEX OPPORTUNITY

\$359,000

1,475 SF

BUILDING AREA

\$243.39/SF

ASKING PRICE / SF

12' DOOR

GRADE-LEVEL DRIVE-IN

13'10"

CLEAR HEIGHT

PROPERTY HIGHLIGHTS

- Approx. 1,100 SF warehouse + 300 SF finished office
- Private fenced outdoor storage area
- Industrial / Office property with Flex subtype
- Conveniently located just west of I-225 along E. 6th Ave.
- Tenant will vacate upon sale - compelling owner-user opportunity
- M1 zoning | Built 2001 | Class B
- Owners Association dues: \$287/month

WHY THIS PROPERTY STANDS OUT

A difficult-to-find combination of warehouse functionality, finished office space, grade-level drive-in access, and fenced outdoor storage in a compact industrial/flex condominium.

Ideal positioning for an owner-user

seeking to own rather than lease business space.



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Information has been obtained from sources believed reliable but is not guaranteed. Buyer to independently verify square footage, measurements, zoning, permitted uses, association dues, occupancy/vacancy timing, property condition, and all other material information.