

FOR LEASE > INDUSTRIAL SPACE

Fraser Distribution Center



3650 FRASER STREET, UNIT A, AURORA, COLORADO

40,513 SQ. FT.



ESFR SPRINKLER SYSTEM

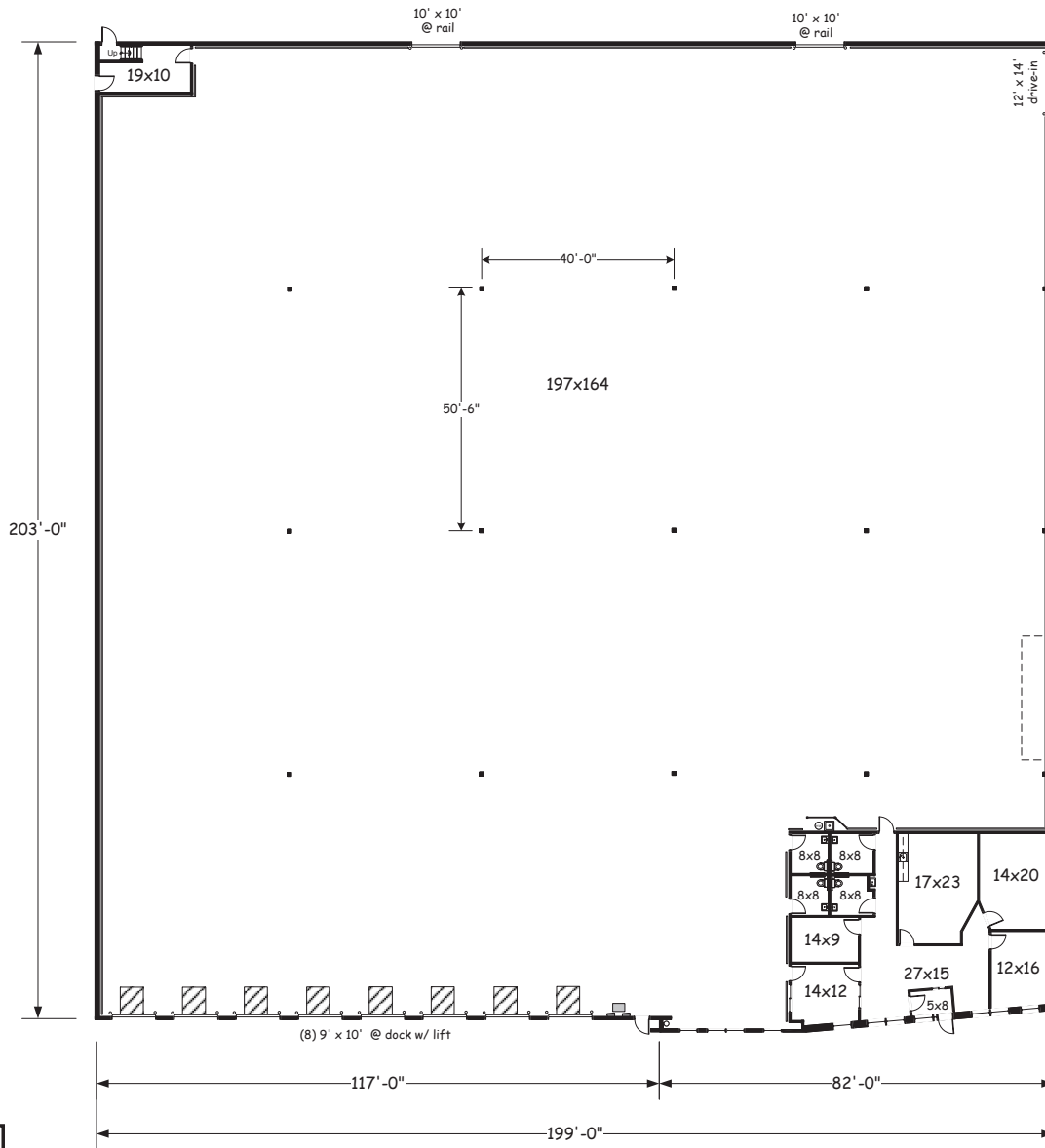
Building Amenities

- > 2,123 Sq. Ft. of Office
- > Eight (8) Dock High Doors
- > One (1) Drive-In Door
- > 30' Clear Height
- > ESFR Sprinkler System
- > 277/480 Volt Power
- > 40'-0" x 50'-6" Column Spacing
- > Rail Spur (Union Pacific)
- > M-1 Zoning
- > Available September 1, 2025
- > For Lease at \$7.95/Sq. Ft. NNN
- > \$4.48/Sq. Ft. Est. Operating Expenses

AGENT: THOMAS B. STAHL, SIOR
303 745 5800 | MAIN
303 283 4572 | DIR
tom.stahl@colliers.com

COLLIERS
4643 South Ulster St., Suite 1000
Denver, CO 80237
www.colliers.com/denver

3650 Fraser Street, Unit A > Floor Plan



BROKERAGE
DISCLOSURE

AGENT: THOMAS B. STAHL, SIOR
303 745 5800 | MAIN
303 283 4572 | DIR
tom.stahl@colliers.com

COLLIERS
4643 South Ulster St., Suite 1000
Denver, CO 80237
www.colliers.com/denver