

Gateway Plaza

3370 PEORIA STREET | UNIT 205
AURORA, CO 80010

**ONE MONTH FREE
RENT PER LEASE YEAR:
3-YEAR MINIMUM**



INDUSTRIAL SPACE > FOR LEASE

**ACCESS VIA
I-70 & PEORIA ST.**

**LOCATED WITHIN WALKING
DISTANCE OF LIGHT RAIL
STATION & 10 MINUTES TO
FITZSIMONS CAMPUS**

**PEORIA STREET
FRONTAGE**

> Project Size:	123,827 SF
> Available:	30 Days
> Unit Size:	5,648 SF
> Office Size:	13%
> Rate:	\$10.00/ SF NNN
> Est. 2026 Op Ex:	\$6.41/SF
> Parking:	1.89:1,000 SF
> Loading:	One (1) Dock High
> Ceiling Height:	14'-16'
> Zoning:	M-1
> Electric Service:	3-Phase
> City/County:	Aurora/Adams

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Real Estate Advisors



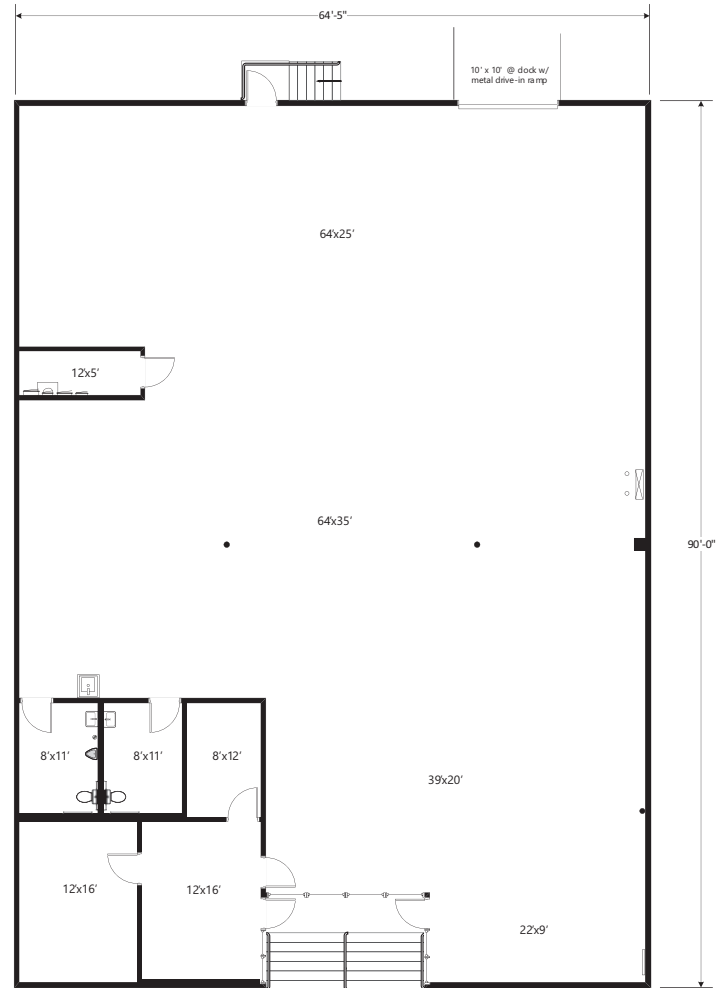
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Gateway Plaza

UNIT 205 | 5,648 SF



Approximate Square Footage:

Office & RR's	725 SF
Warehouse	4,923 SF
TOTAL	5,648 SF

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Broker
Disclosure

