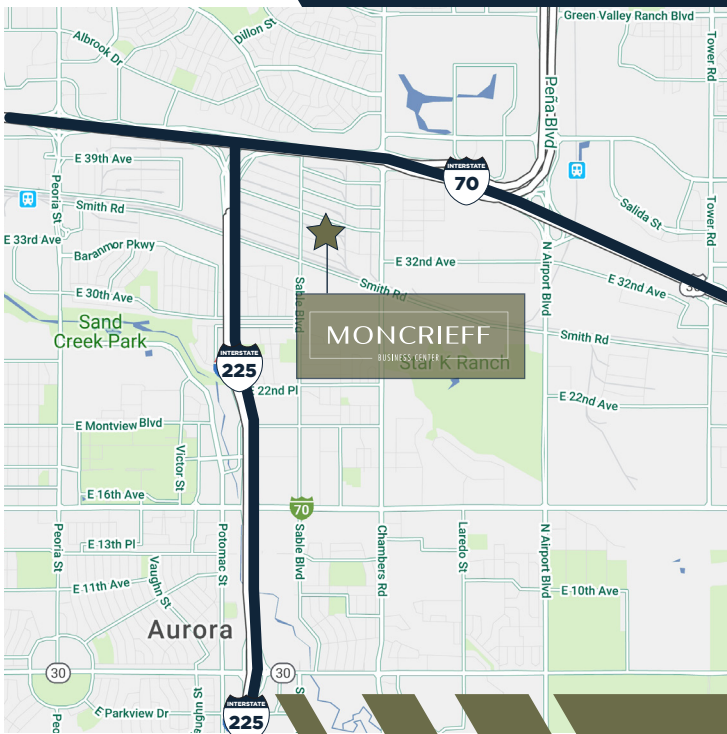


MONCRIEFF

BUSINESS CENTER



14603 E. MONCRIEFF PLACE, AURORA, CO 80011



PROPERTY FUNDAMENTALS

AVAILABLE: 57,142 SF

OFFICE: 12,210 SF

LOADING: 4 DOCK-HIGH DOORS, 1 DRIVE-IN DOOR, 4 RAIL DOORS

CLEAR HEIGHT: 22' – 24'

COLUMN SPACING: 42' X 32'

SPRINKLERS: ESFR

HEAVY POWER: UP TO 1,600 AMPS, 480 VOLT, 3 PHASE
(TO BE VERIFIED)

PARKING RATIO: 0:89 PER 1,000 SF

ZONING: M-1 INDUSTRIAL

LEASE RATE: NEGOTIABLE

NNN EXPENSES (2018): ±\$2.27



New LED lights throughout



Existing solar shades in office



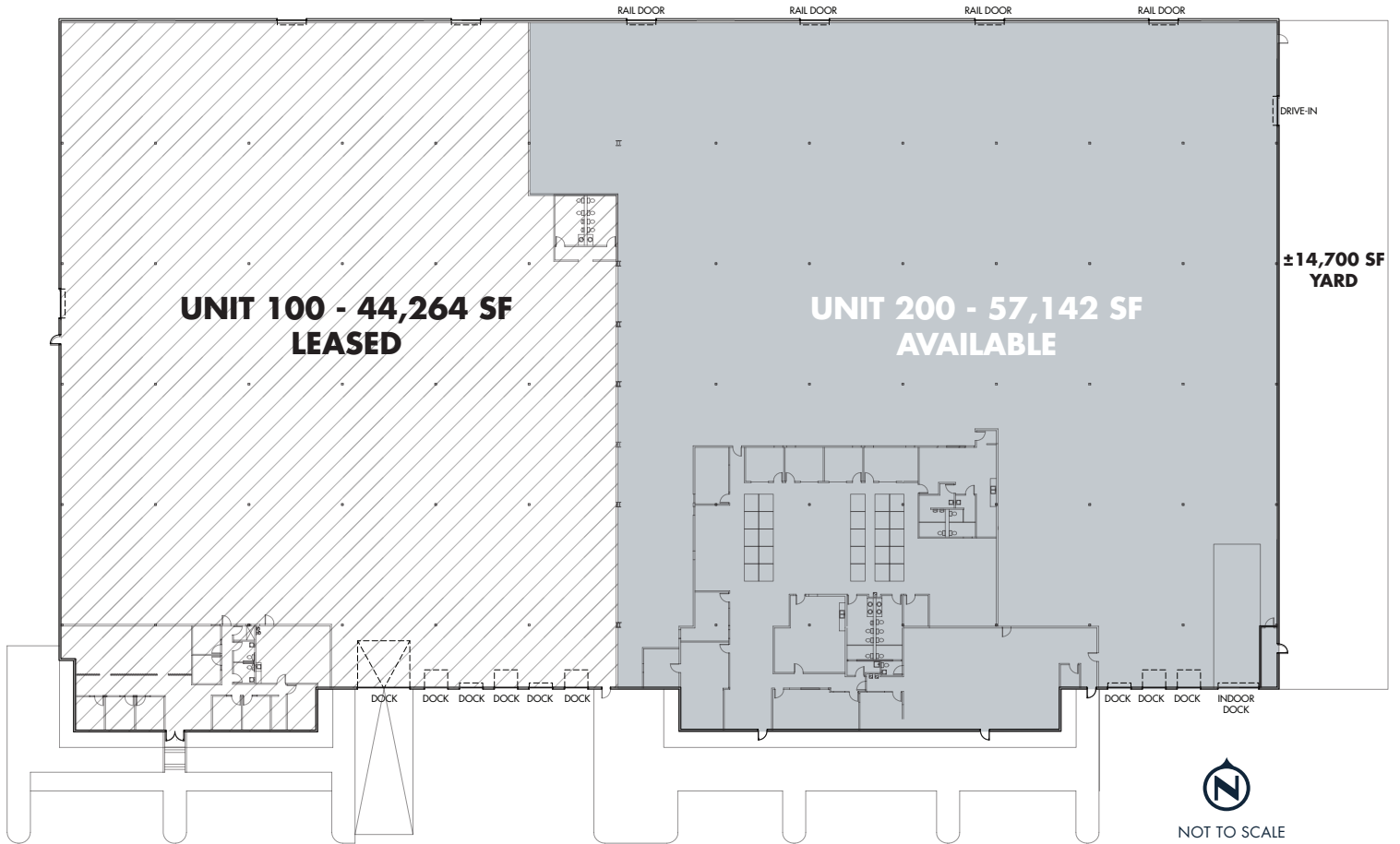
±14,700 SF Yard Available



New carpet and paint in office



Prime location near I-70 & I-225



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