



# Commerce Center II

3449 Chambers Rd | Aurora, CO 80011

## Property Features

- Class-A industrial office/showroom building
- 8,595 SF flex space available for lease
- Easy access to I-70, I-225, & I-270
- 12'x14' drive-in doors
- Great visibility from Chambers Road
- Four (4) private offices with potential to add four (4) more
- Kitchen and breakroom
- 2020 expenses: \$4.12/SF

**Lease Rate: \$8.95/SF NNN**

## Property Facts

AVAILABLE	8,595 SF
BUILDING SIZE	28,628 SF
ZONING	B-3
YEAR BUILT	2001
PARKING	83 Spaces; Ratio of 2.90/1,000
CLEAR HEIGHT	20'
LOADING	12'x14' Drive-In Doors
POWER	3 Phase

For more information:

**Matt Emmons**

+1 303 565 3035

memmons@shamesmakovsky.com

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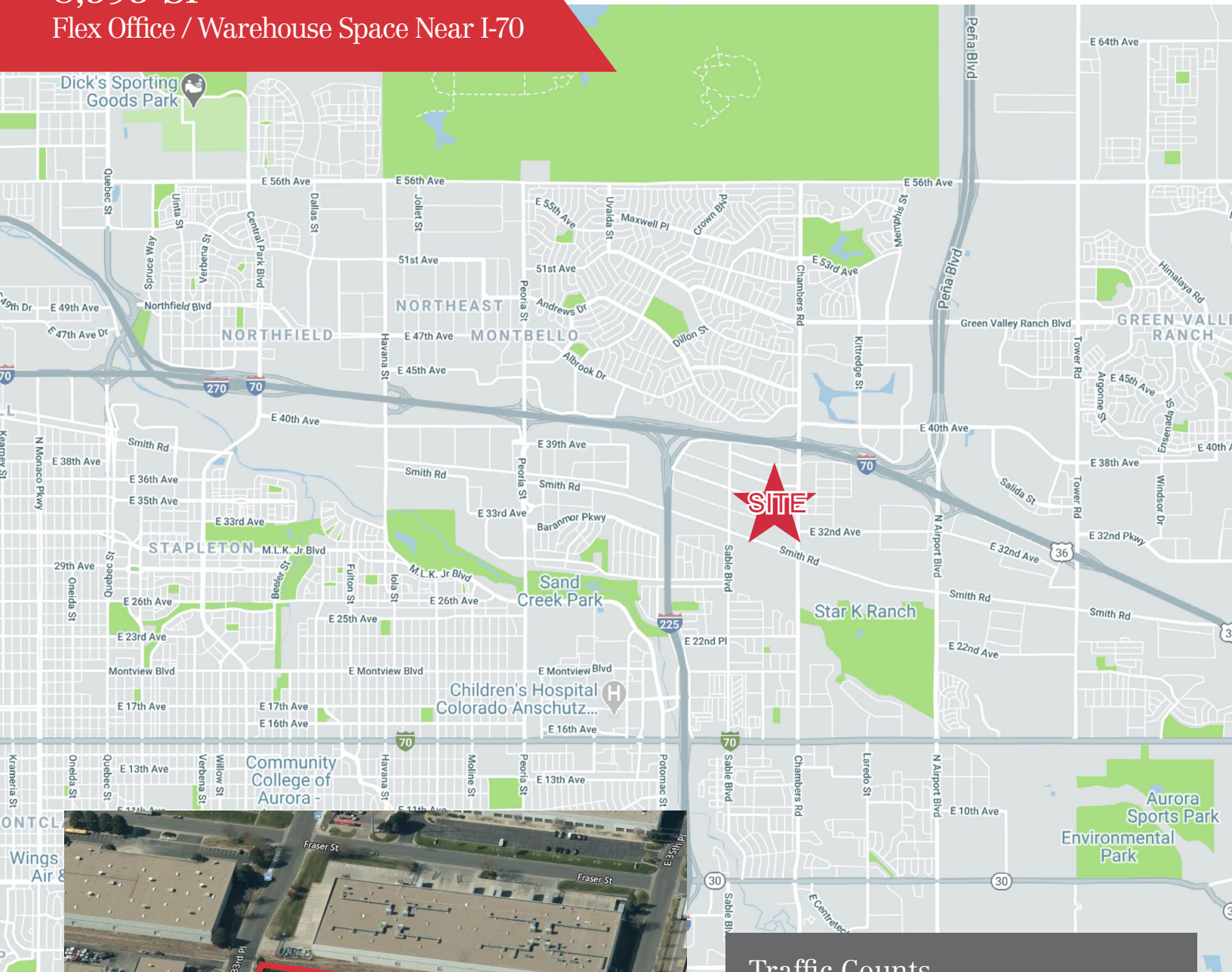
Denver, Colorado 80202

+1 303 534 5005

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For Lease  
8,595 SF  
Flex Office / Warehouse Space Near I-70



## Traffic Counts

CHAMBERS RD @ E 35TH PL	29,300 VPD
E 32ND AVE @ CHAMBERS RD	6,400 VPD
E SMITH RD @ CHAMBERS RD	12,000 VPD

\*SOURCE: LANDVISION

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