Warehouse with Fenced Yard For Sale

3203 N Oakland Street, Aurora, Colorado

PROPERTY OVERVIEW

- **Size:** 6,250 SF Building
  0.54 AC Land
- **Price:** ~~$1,700,000~~ Now just $1,500,000
- **Loading:** 4 - 10'x12' roll up doors
  2 - 10'x10' roll up doors
- **Clear Heights:** 13'-15'
- **Zoning:** I-2 (Aurora)
- Potential to demise for 3 units
- Brand new office buildout
- Fenced yard

Drive Times From Site

I-70	5 Minutes
I-25	10 Minutes
I-225	6 Minutes
E-470	12 Minutes
Denver International Airport	16 Minutes

DEMOGRAPHICS

POPULATION

1 Mile:	11,491
3 Mile:	148,787
5 Mile:	328,285

EMPLOYEES

1 Mile:	7,237
3 Mile:	58,567
5 Mile:	134,786

AVG. HH INCOME

1 Mile:	$142,037
3 Mile:	$119,586
5 Mile:	$121,685

HOUSEHOLDS

1 Mile:	3,003
3 Mile:	50,719
5 Mile:	122,847

TRAFFIC COUNTS

E 33rd Ave e/o Peoria	4,956 vpd
Peoria n/o 33rd Ave:	32,908 vpd

CONTACT

Zachary Propst
720 287 6863
zach@creginc.com

CROSBIE REAL ESTATE GROUP

Warehouse with Fenced Yard For Sale

3203 N Oakland Street, Aurora, Colorado

CONTACT

Zachary Propst

720 287 6863

zach@creginc.com