

**AIRPORT BLVD BUSINESS CENTER  
261-B AIRPORT BLVD.  
AURORA, CO**



# FOR LEASE



**LEASE RATE:  
\$7.00 SF NNN  
AVAIL: 3,000 SF**



- **INDUSTRIAL SPACES FOR LEASE**
- **AMPLE PARKING**
- **REAR DRIVE-IN DOORS (10' x 10')**
- **220 V POWER AVAILABLE**
- **MONUMENT SIGNAGE AVAILABLE**
- **CAMS (2013) = \$3.24**

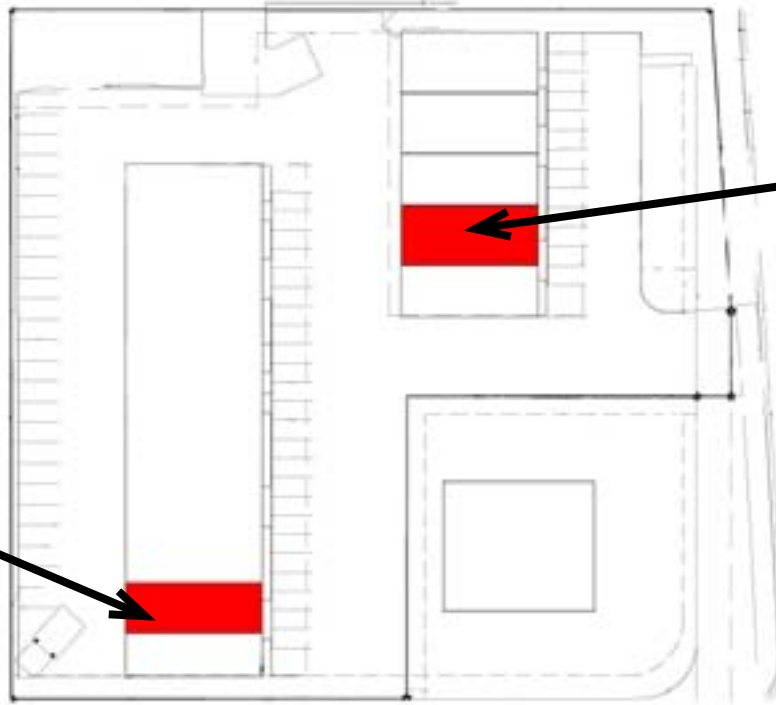
#### **DEMOGRAPHICS (2011) 3-MILE RADIUS**

- **POPULATION: 45,253**
- **AVERAGE HOUSEHOLD INCOME: \$45,169**
- **GROWTH (ESTIMATED 2007-2012) 14.52%**
- **VEHICLES PER DAY: 42,400**

**CONTACT:  
STEVE PECKAR  
303.741.6343 EXT. 105  
STEVE@JANDBBUILDING.COM**

**PETER KAPURANIS  
303.741.6343 EXT. 103  
PETER@JANDBBUILDING.COM**

# SITE



**261-B:**  
1,500 SF  
\$7.00/SF

**231-B**  
1,500 SF  
\$5.50/SF

# MAP



**8933 E. UNION AVE. SUITE 216  
GREENWOOD VILLAGE, CO 80111  
OFFICE: 303-741-6343 EXT: 100  
WWW.JANDBBUILDING.COM**

DISCLAIMER: THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE ARE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. J & B BUILDING COMPANY, ITS BROKER ASSOCIATES AND ITS SALESPERSONS, ARE OR WILL BE ACTING AS AGENTS OF THIS SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTEREST OF THE SELLER/LESSOR. J & B BUILDING COMPANY WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.

