

# Warehouse with Fenced Yard For Sale

3203 N Oakland Street, Aurora, Colorado



## 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

## PROPERTY OVERVIEW

- **Size:** 6,250 SF Building  
0.54 AC Land
- **Price:** \$1,800,000
- **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

 5 Minutes

 10 Minutes

 6 Minutes

 12 Minutes

 16 Minutes

## CONTACT

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**CROSBIE**  
REAL ESTATE  
GROUP

