

**Industrial Availabilities**

**Gateway Industrial Twenty**

17650 E 32<sup>nd</sup> Ave Aurora, CO 80011



**Suite 10**

70,289 Square Feet

**Operating Exp. \$1.37**

Cross Dock

24' Ceiling Clear

28 9' x 10' Dock Doors

4 12' x 16' Drive Doors

ESFR Sprinkler

**Gateway Industrial Fifteen**

16265 E 33rd Ave Aurora, CO 80011



**Suite 10**

36,714 Square Feet

**Operating Exp. \$1.67**

Front Park/Front Load

**Available March 08**

24' Ceiling Clear

Approx. 760 SF Office

9 9' x 10' Dock Doors

1 12' x 16' Drive Doors

ESFR Sprinkler

Leasing information:

**Andrew Sturno**

**The Pauls Corporation**

3855, Lewiston Street, Suite 100

Aurora, Colorado, 80011

(303) 371-9000

[Andrew.Sturno@paulscorp.com](mailto:Andrew.Sturno@paulscorp.com)

**THE PAULS CORPORATION**

3855 Lewiston Street, Suite 100 • Aurora,

# GATEWAY PARK

Aurora, CO

# THE PAULS CORPORATION

## Industrial Availabilities

### Airport Distribution Center Bldg One

15755 E 32nd Ave Aurora, CO 80011



#### Suite B

21,658 Square Feet  
Front Park / Front Load  
Office TBD  
5 9'x10' dock high doors  
26' ceiling clearance  
ESFR Sprinklers

Operating Exp. \$1.63

**Available February 08**

### Airport Distribution Center Bldg One

15755 E 32nd Ave Aurora, CO 80011



#### Suite C

14,439 Square Feet  
Front Park / Front Load  
Office 681 SF  
2 9'x10' dock high doors  
1 12' x 14' Drive Door  
ESFR Sprinklers  
26' Ceiling clearance

Operating Exp. \$1.63

**Available February 08**

### Gateway Industrial Six, LLC

16358 E 33<sup>rd</sup> Ave, Aurora CO 80011



#### Suite 10

12,000 Square Feet  
Front Park / Rear load  
Office 1,840 square feet  
5 9'x10' dock high doors  
24' ceiling clearance  
ESFR sprinkler System

Operating Exp. \$2.00

**Available August 08**

Leasing information:

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THE PAULS CORPORATION

3855 Lewiston Street, Suite 100 • Aurora,

**Coming Soon!**

**Gateway Park Building B**

17101 E. 40<sup>th</sup> Avenue Aurora, CO 80011



**195,262 Square Feet**

- Cross Dock
- 20,000 SF Divisibility
- ESFR Sprinkler System
- 59 9'x10' dock high doors
- 4 12'x16 drive door
- 30' ceiling clearance

**Gateway Park building C**

18101 E. 40<sup>th</sup> Avenue Aurora, CO 80011



**108,488 Square Feet**

- Front Park / Rear Load
- 18,000 SF Divisibility
- ESFR Sprinkler System
- 43 9'x10' dock high doors
- 2 12'x16' drive door
- 24' ceiling clearance

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