

FOR SALE | INDUSTRIAL

# 720 BILLINGS ST #C, AURORA

720 BILLINGS ST, UNIT C  
AURORA, CO 80011-6753

 | **COMMERCIAL**

**CENTURY 21** Golden West Realty



**1,458 SF | \$350,000**

## PROPERTY OVERVIEW

Hard to find small warehouse space with excellent highway access...located on the north-east corner of 6th Avenue and I-225. The mix of office to warehouse is 50/50. There is additional storage above the office area that is partially finished. The warehouse and office space are in excellent condition and have been very well maintained. This space is move in ready!

## CONTACTS

Tom Panton  
303.589.3008  
tpanton@straterapartners.com

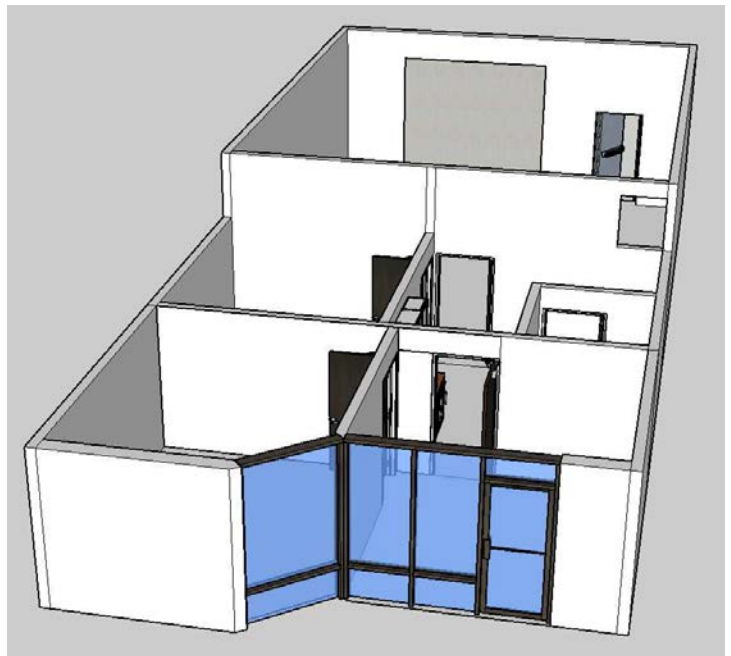
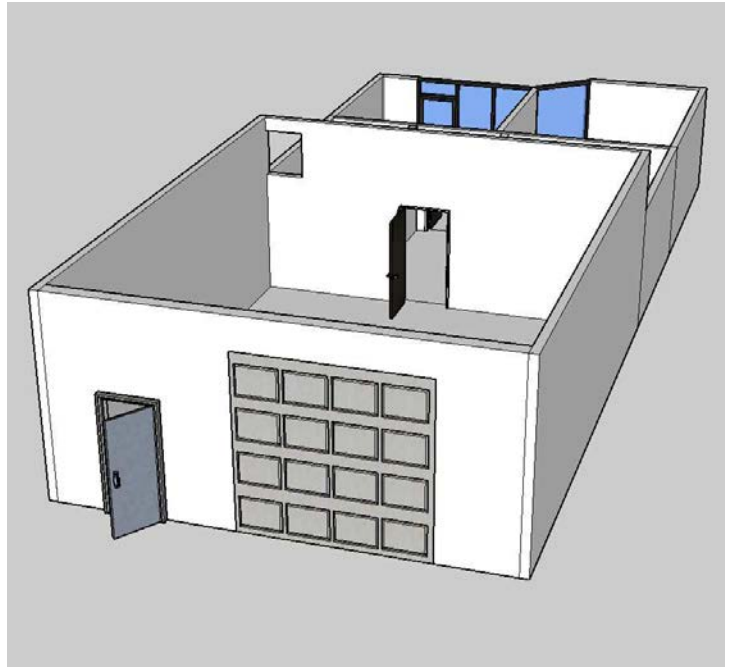
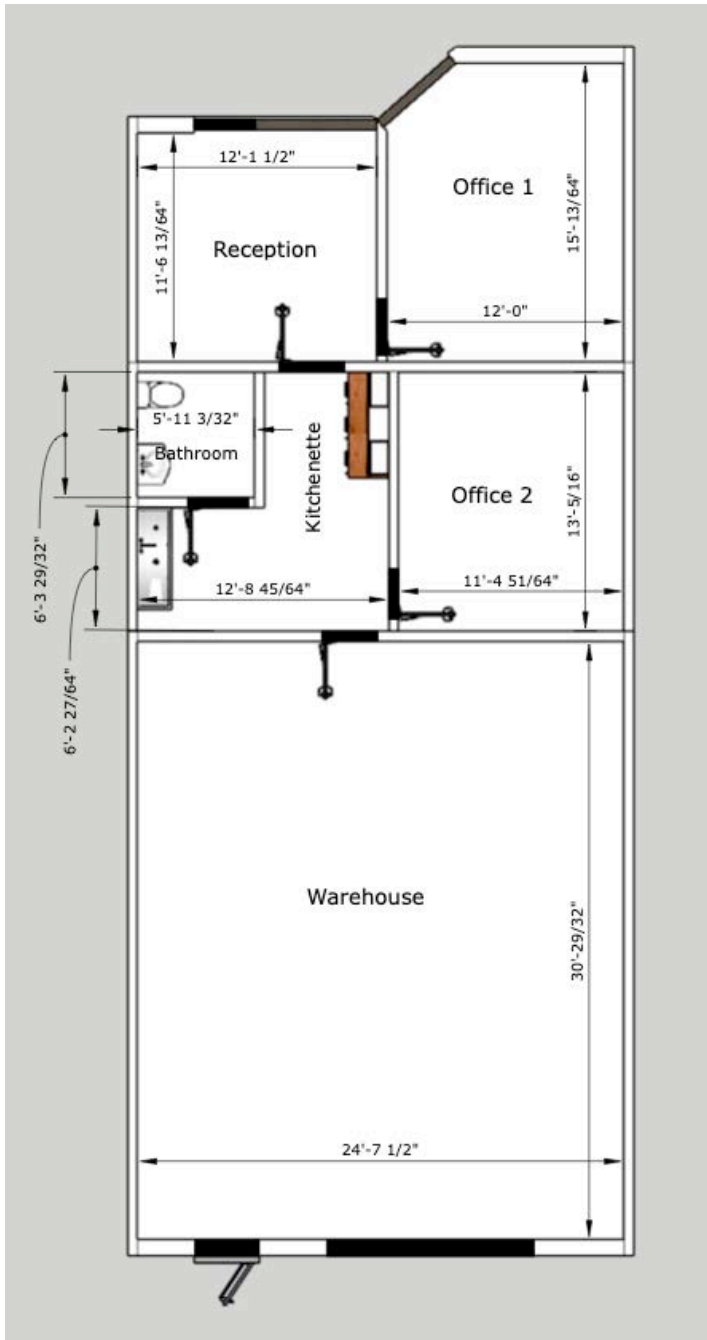


**STRATERA**  
COMMERCIAL TEAM  
STRATERACOMMERCIAL.COM

1299 WASHINGTON AVE #120 | GOLDEN | CO | 80401 | [INFO@STRATERAPARTNERS.COM](mailto:INFO@STRATERAPARTNERS.COM) | 720.593.9810

The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is a part of the Century 21 Golden West Realty office. (v.3b)

## FLOORPLAN



### CONTACTS

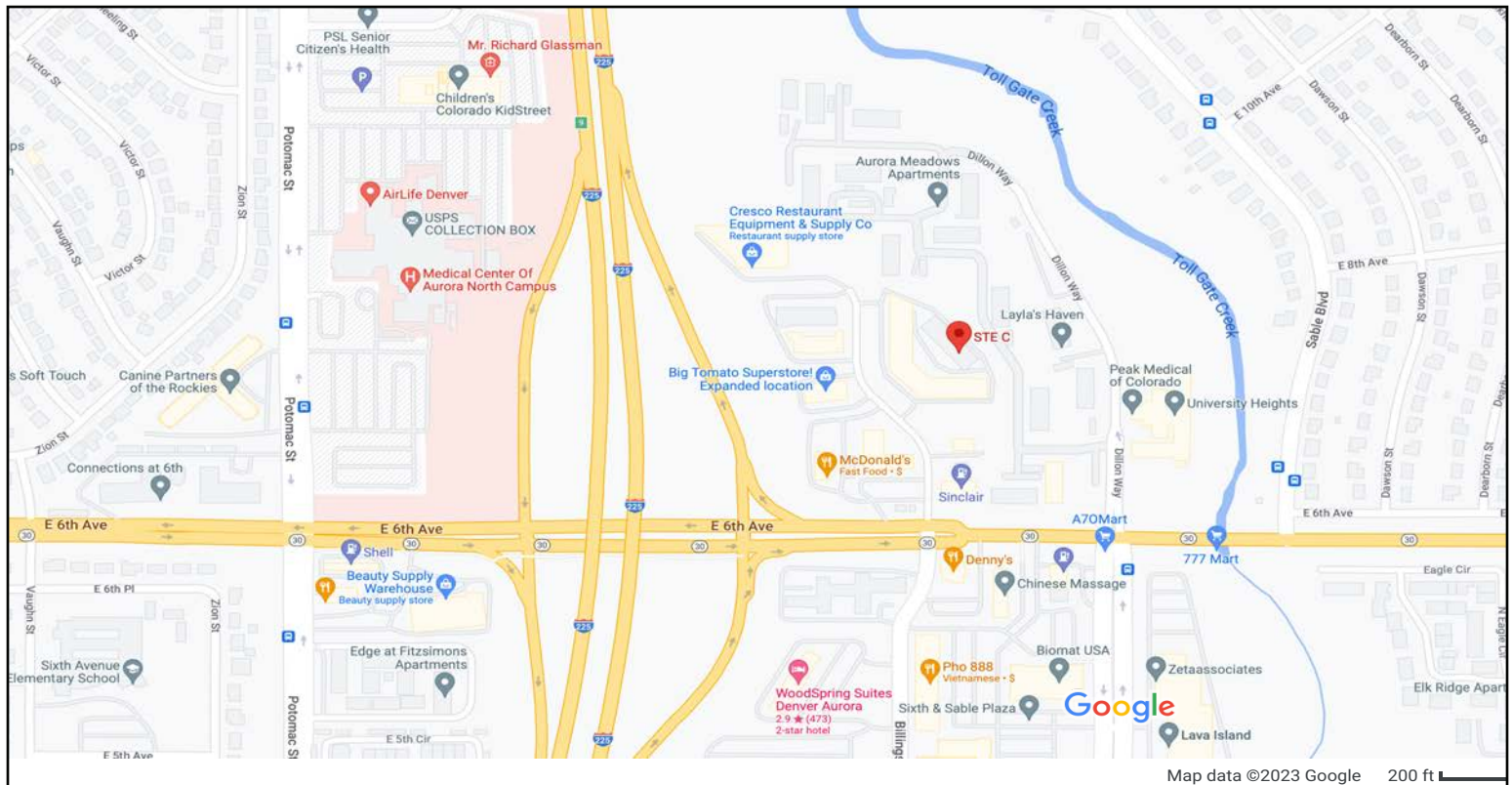
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## PROPERTY HIGHLIGHTS

Building SF:	1,458 SF
Asking Price:	\$350,000.00 available immediately
Parking:	Surface lot; 2 reserved spaces in front and 2 in back
Garage Doors:	One (1) drive-in door 10'x10' (HxW) with new electric commercial door opener
Year Built:	1985
HOA:	approx. \$249/mo.
Electric:	New 3-phase 220v panel with plenty of spares
HVAC:	New units in warehouse and office areas
Signage:	Building mounted sign in front and on door glass; Door mounted sign in rear

## LOCATION



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PHOTOS



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PHOTOS (continued)



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