

FULLER[®]
REAL ESTATE

GROUP 1 COMMERCIAL HANGAR

\$367,500/\$6.50/SF NNN

37650 Astra Way Denver (Watkins), Colorado



FEATURES

City/County:	Watkins/Adams
Land SF (Lease):	10,000
Gross Building SF:	4,900
Available SF:	4,900
Year Built:	1998
Construction:	Steel
Heating:	Radiant Heating
Clear Height:	16.8'
Power:	200 Amps
Loading:	1 Bi-fold door (60' x 16')
Flooring:	4.0" Concrete Floor
Real Estate Taxes:	±\$2,718
Parking:	7 Car spaces



- Width/length of Unit - 70' x 70'
- 15 Minutes from DIA w/ shuttle service
- 35 Minutes from Denver

FOR MORE INFORMATION, CONTACT:

KITTIE HOOK
303.312.4265
khook@fullercompany.com

JOE HEIDT
303.312.4288
jheidt@fullercompany.com

NAI Fuller
Commercial Real Estate Services, Worldwide.



GROUP 1 COMMERCIAL HANGAR \$367,500/\$6.50/SF NNN

37650 Astra Way Denver (Watkins), Colorado



Listing #204030

FOR MORE INFORMATION, CONTACT:

KITTIE HOOK
 303.312.4265
 khook@fullercompany.com

JOE HEIDT
 303.312.4288
 jheidt@fullercompany.com



All information contained herein is from sources we deem reliable, but we make no warranties, expressed or otherwise, as to its accuracy. We assume no liability for errors or omissions of any kind, change of price, rental or other conditions, including, without limitations, prior sale, lease or financing, or withdrawal without notice. This presentation is for information only under no circumstances whatsoever is to be deemed a contract, note, memorandum or any other form of binding commitment.