



★ REAL ESTATE BROKERAGE
★ PROPERTY MANAGEMENT
★ DEVELOPMENT

\$14,850,000

123,182 Sq. Ft.
60,579 Office
62,603 Warehouse
9 Acres

7.0% Cap Rate
Seller providing rent
guarantee on vacant space

87% Leased



Offered By Scott Dale
Scottsdale Properties
Office 303-449-1231 ext 101
Mobile 303-717-7778
scott@sdaledproperties.com

Sable Tech Center

452 - 562 Sable Blvd, Aurora 80011



Well Maintained and Managed Property
Stable NNN Expenses (\$3.18 2016 Estimate)

Tenants are Very Strong, Stable

4/1,000 Parking Office
1.5/1,000 Parking Warehouse

4 Drive-in Doors
3 Dock Height Doors



Easy Access to I-225 & I-70
New Fast Tracks Light Rail Station Two Blocks Away