

Twin Flex Units for Sale

13891 E SMITH DR, AURORA, COLORADO 80011



Overview

Located centrally off I-225 and I-70, these 1,500 SF flex units offer the buyer a perfect mix of warehouse and office. Unit A offers about 30% office, 70% warehouse. Unit B offers about 60% warehouse, 40% office. Ceiling height is 11 feet. HOA: \$1,200/YR.

Unit A

- Rent: \$2,862 (\$34,344/year)
- Taxes: \$5,684/year
- HOA: \$1,200/year
- NOI: \$27,460/year

Unit B

- Rent: \$2,968 (\$35,616/year)
- Taxes: \$5,684/year
- HOA: \$1,200/year
- NOI: 28,732/year

Highlights

- 10' x 10' Overhead Door
- \$2,968 Monthly Rent (\$35,616/year)
- **Taxes:** \$5,684
- **HOA :** \$1,200/year
- 60%/40% Warehouse/Office Ratio

Property Details



Sales Price
\$350,000



Unit Size
1,500 SF
(Per each unit)



Zoning
I-1

Rev: October 20, 2025



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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13891 Smith Rd, Aurora, Colorado, 80011

DEMOGRAPHICS



131,238
Population



32.3
Median Age



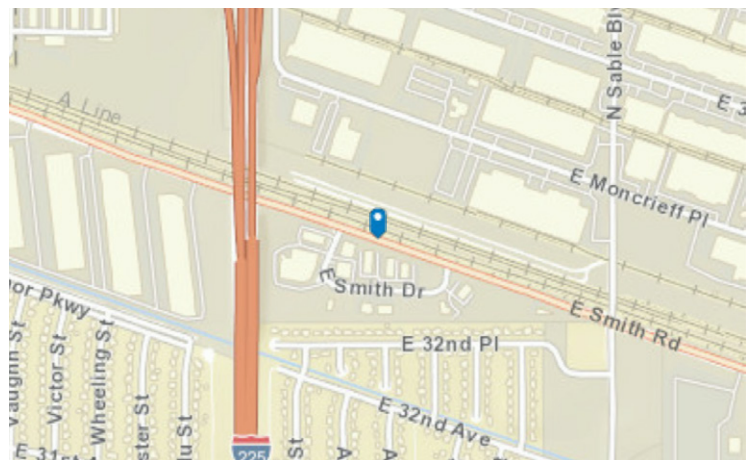
3.1
Average
Household Size



\$78,982
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
I- 225	7,700	0.1
E 33rd Pl	32,814	0.4
E 32nd Ave	5,800	0.4
Smith Rd	166,000	0.4
E 37th Ave	12,000	0.5

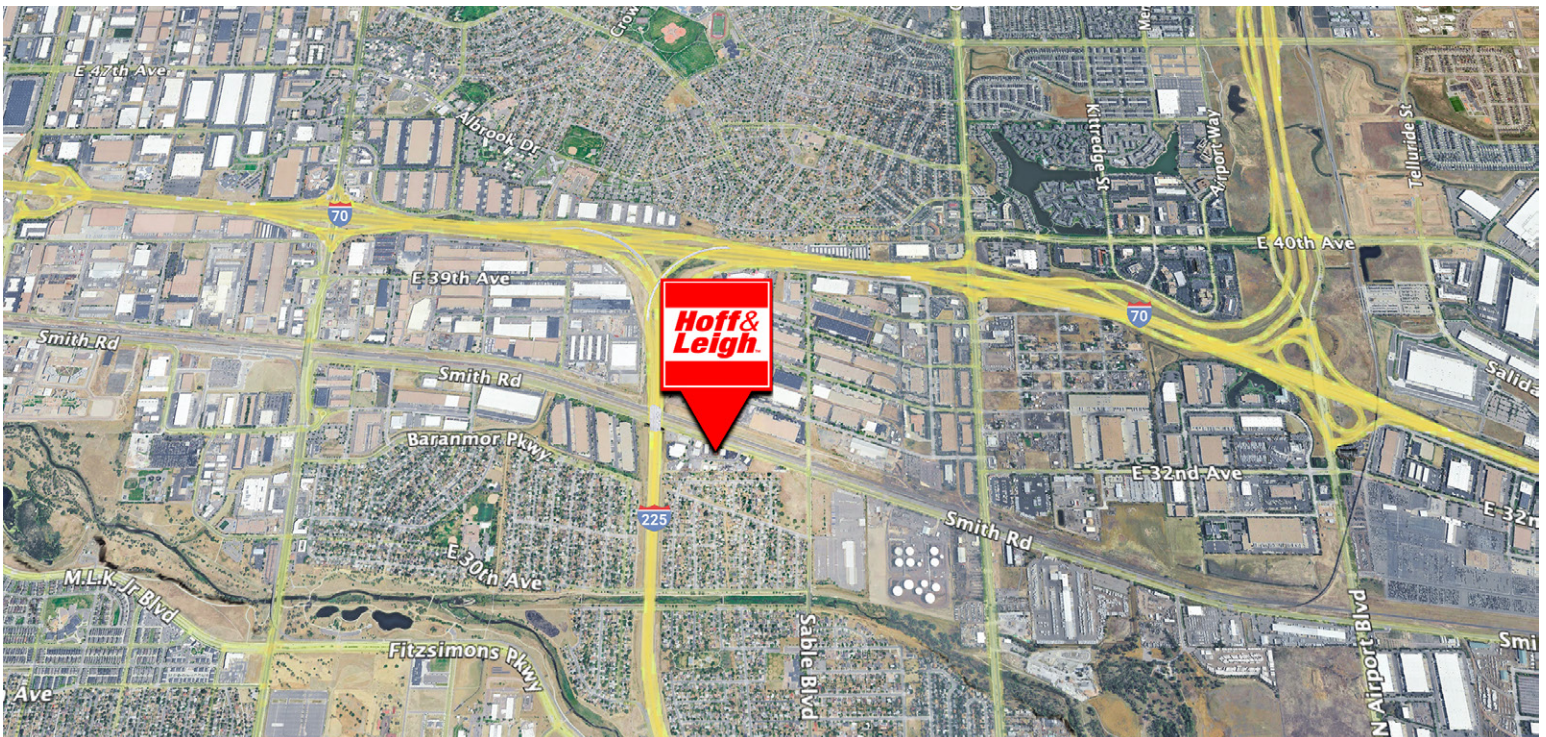
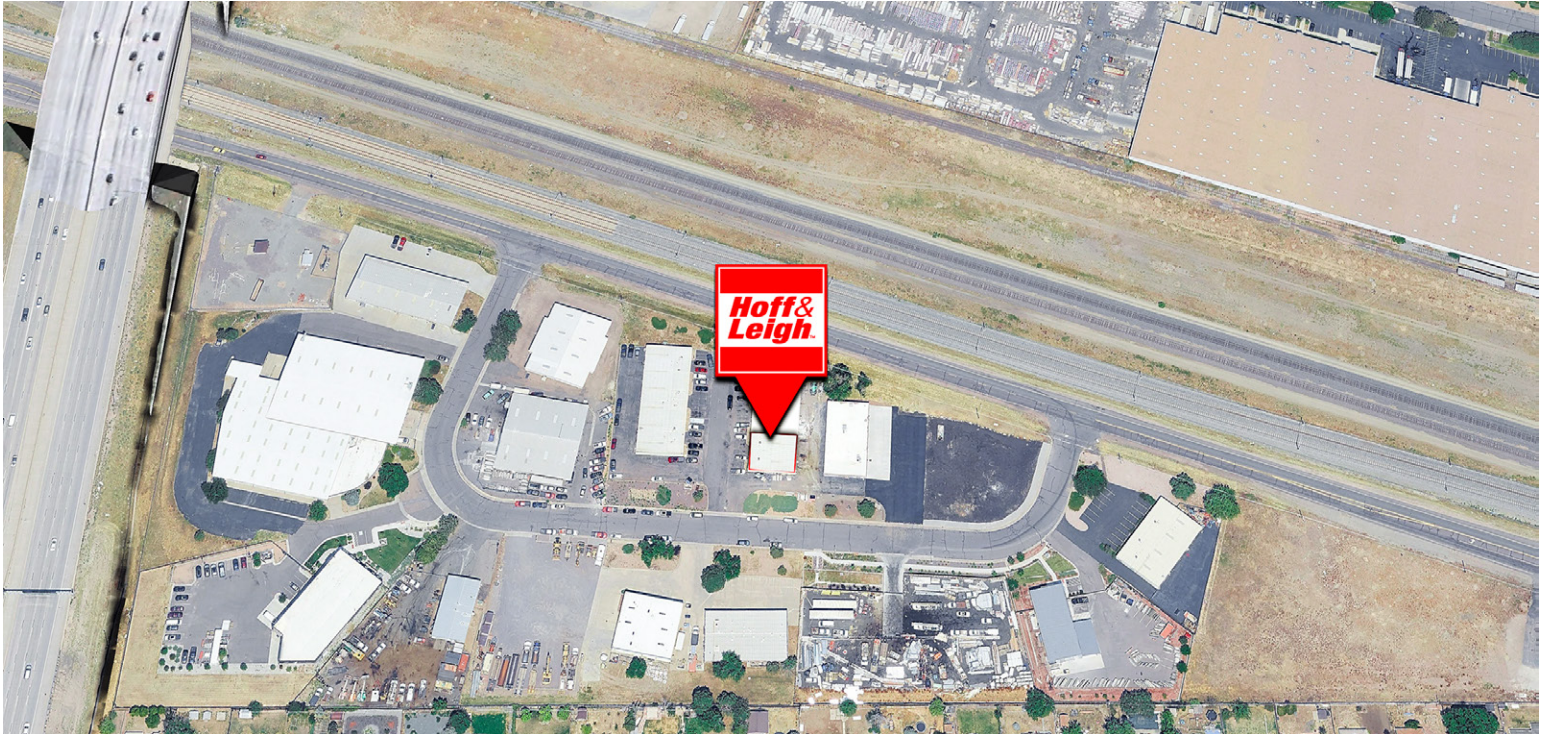


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