FOR SALE

# INDUSTRIAL/FLEX CONDO

## 332 NORFOLK STREET
## SUITE H

AURORA · CO

**FENCED YARD INCLUDED!**

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navpoint
REAL ESTATE GROUP

# EXECUTIVE SUMMARY

This ±1,500 SF industrial/flex condominium unit offers a functional blend of front-loaded office (approximately 25%) and rear warehouse space, designed to support light industrial, service, and storage operations. The property features 13’ clear heights, one grade-level overhead door, and approximately ±700 SF of secure, fenced outdoor storage, providing valuable flexibility for trade-oriented users requiring both indoor and outdoor operational capacity.

Built in 1999 and zoned I-1 (Business/Tech District), the unit is well-positioned for small business owner-users seeking efficient, adaptable space within a business-friendly zoning environment. The practical layout, dedicated storage area, and clear-height functionality make this an attractive opportunity for users prioritizing operational efficiency and long-term usability.

For users requiring additional space, Units G and H—two identical, side-by-side units—may be purchased together, offering approximately ±3,000 contiguous square feet of combined space along with expanded, combined secured yard areas.

**$345,000** SALE PRICE | **1,500 SF** SUITE SIZE

# PROPERTY OVERVIEW

## ADDRESS
332 NORFOLK STREET, SUITE H
AURORA, CO 80011

## PROPERTY TYPE
INDUSTRIAL/FLEX

## SUITE SIZE
1,500 SF

## PARCEL NUMBER
1975-08-1-22-002

## YEAR BUILT
1999

## SALE PRICE
$330,000

## PARKING RATIO
1.48/1,000 SF

## ZONING
I-1 (BUSINESS/TECH DISTRICT)

## GRADE LEVEL DOORS
1

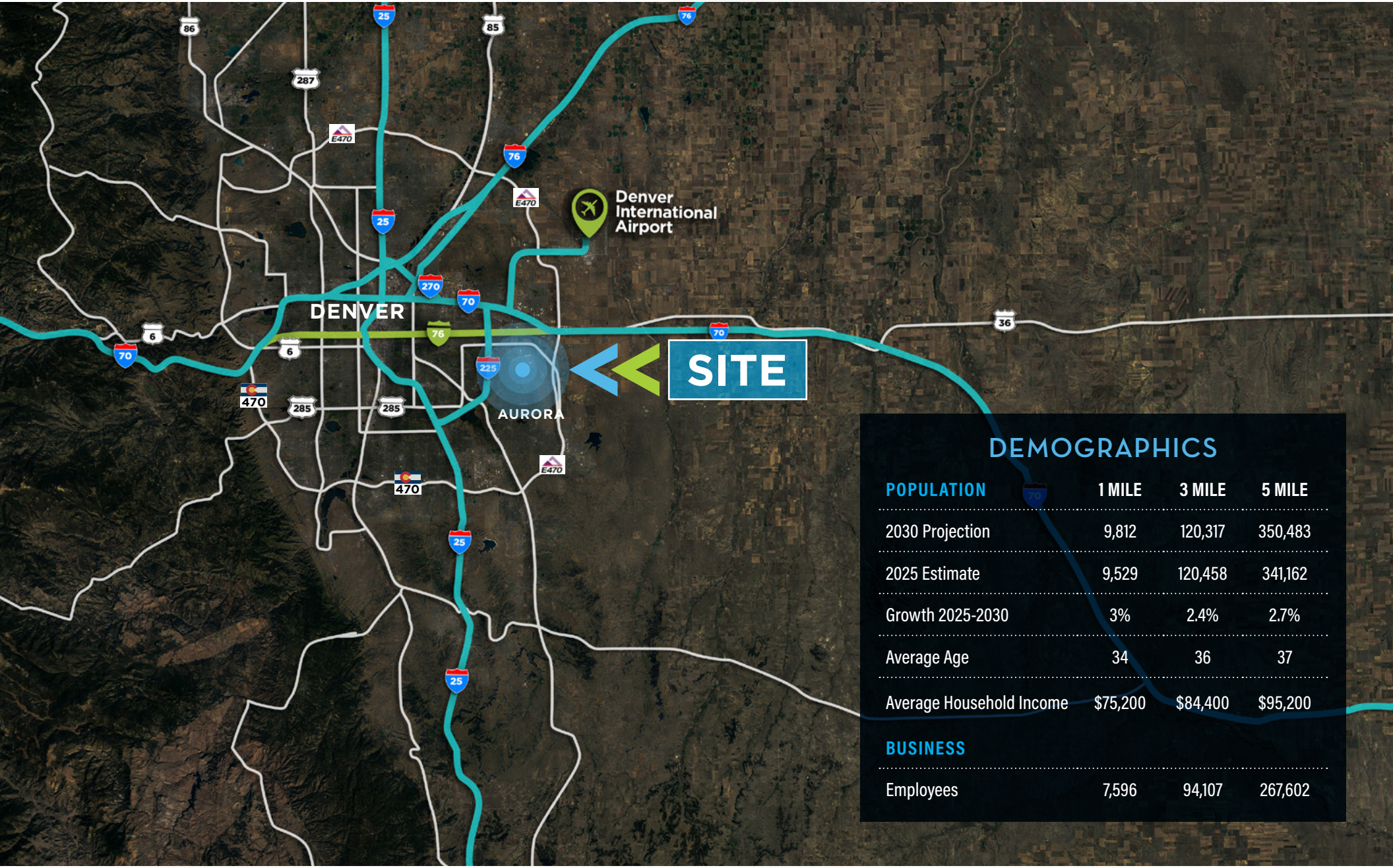
## CLEAR HEIGHT
13 FEET

- Industrial/flex condominium unit featuring approximately 25% front-loaded office with rear warehouse functionality
- Includes one grade-level overhead door and approximately ±700 SF of secure, fenced outdoor storage
- 13′ clear heights allow for efficient light industrial, storage, and service uses
- Ideal for small trade or service-oriented owner-users seeking functional space with dedicated outdoor storage

# NEARBY RETAIL

# PROPERTY PHOTOS

# LOCATION OVERVIEW




## DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2030 Projection | 9,812 | 120,317 | 350,483 |
| 2025 Estimate | 9,529 | 120,458 | 341,162 |
| Growth 2025-2030 | 3% | 2.4% | 2.7% |
| Average Age | 34 | 36 | 37 |
| Average Household Income | $75,200 | $84,400 | $95,200 |
| **BUSINESS** | | | |
| Employees | 7,596 | 94,107 | 267,602 |

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