PARK 70 -BLDG 4

1953 GUN CLUB ROAD
AURORA, CO 80011

Reduced Rate: $4.50/SF NNN

FREESTANDING INDUSTRIAL BUILDING

FOR SUBLEASE

TRAILER PARKING AVAILABLE



220,000 SF

READY FOR IMMEDIATE OCCUPANCY

CUSHMAN & WAKEFIELD



*Property lines are conceptual for purpose of marketing.

PARK 70 - BLDG 4
1953 GUN CLUB ROAD
AURORA, CO 80019

Property Summary

Located at the intersection of I-70 and E-470, 1953 Gun Club Road offers immediate access to key transportation infrastructure. Positioned just minutes from I-70, E-470, and the I-225 interchange, the property provides efficient east–west and north–south distribution throughout the Denver Metro area. With strong proximity to major arterials, expanding labor pools in Aurora, and the established distribution nodes along the I-70 corridor, this site is ideally positioned for tenants seeking highly functional and efficient, Class A industrial space. The property features approximately 10,000 SF of modern office/showroom space, 32' clear heights, ESFR fire suppression, and a combination of dock-high and drive-in loading to accommodate a wide range of operational needs. With 15 dedicated trailer parking stalls and efficient site circulation, the building is well-suited for warehousing distribution, and manufacturing users.

BUILDING HIGHLIGHTS

Total SF	±220,000 SF
Office	±10,000 SF Office/Showroom
Site Size	±17.72 Acres
Zoning	I-1
Clear Height	32'
Dock-High Doors	44 doors (all with dock seals, lights and 35,000lb levelers)
Drive-In Doors	Two (2) insulated doors (12'x14')
Column Spacing	50' x 50' (typical)
Sprinklers	ESFR (K17)
Power	1200a/277/480v/3p (TBV)
Parking	80 parking spaces (potential for additional)
Trailer Parking	Up to 15 trailer stalls
Availability Date	Available Immediately
Sublease Term	Available through 7/31/2027 (Longer term available via direct deal)

Reduced Rate: $4.50/SF NNN

PARK 70 - BLDG 4

CUSHMAN & WAKEFIELD

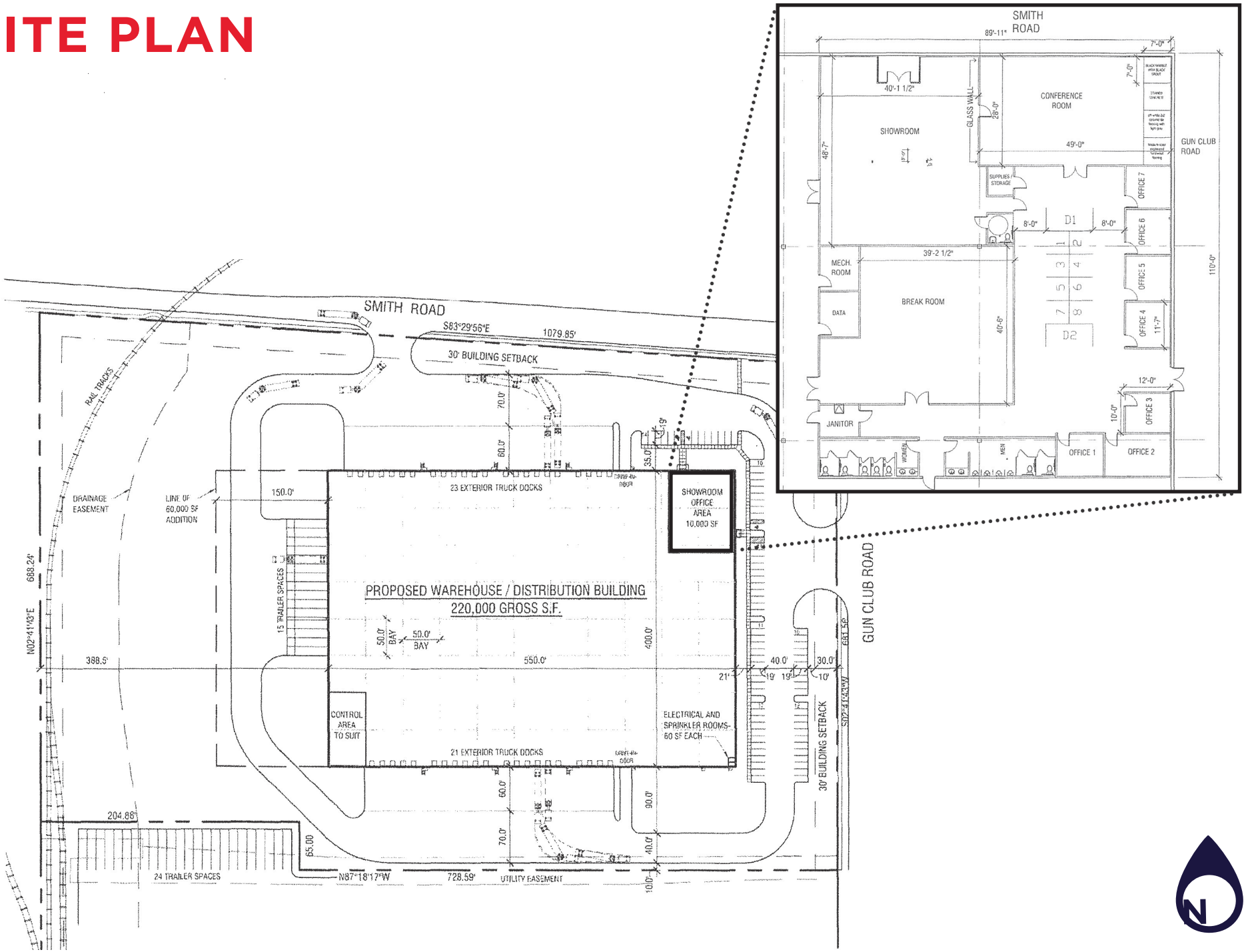








SITE PLAN

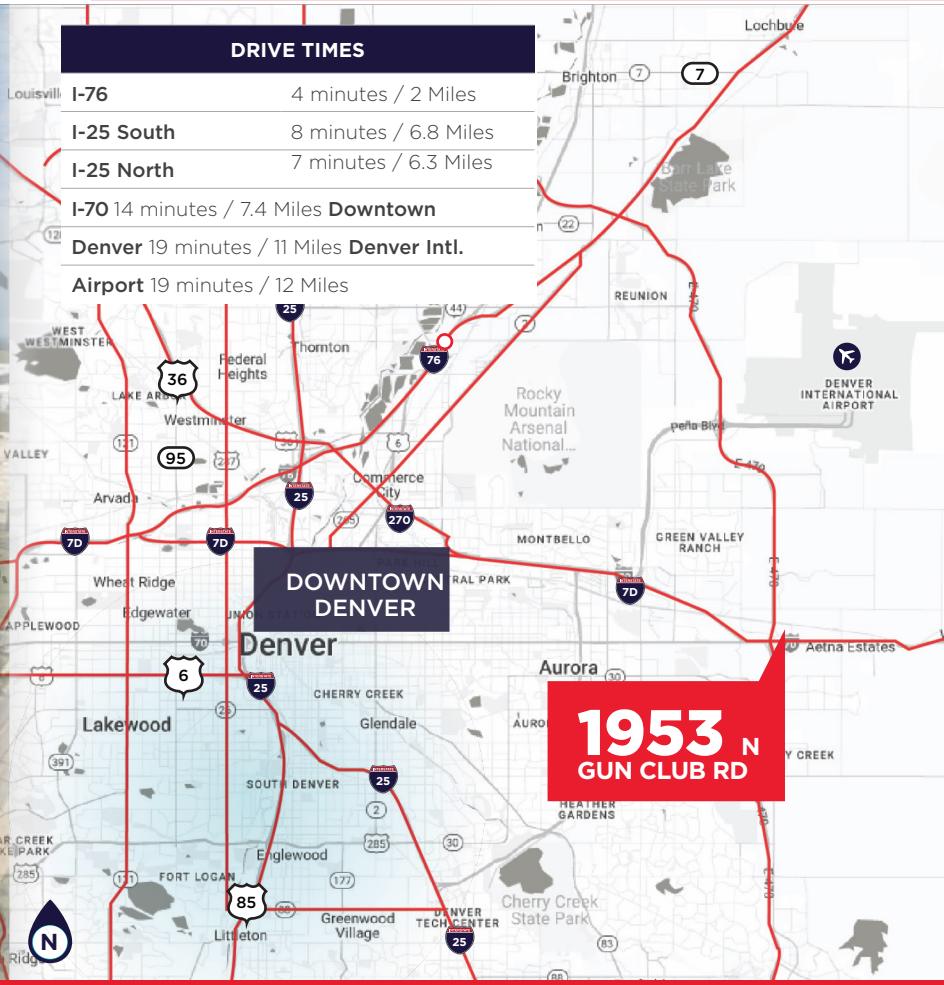

SMITH ROAD
S83°29'56"E
1079.85'
30' BUILDING SETBACK
RAIL TRACKS
DRAINAGE EASEMENT
LINE OF 60,000 SF ADDITION
688.24'
N02°41'03"E
150.0'
23 EXTERIOR TRUCK DOCKS
SHOWROOM OFFICE AREA 10,000 SF
15 TRAILER SPACES
PROPOSED WAREHOUSE / DISTRIBUTION BUILDING
220,000 GROSS S.F.
50.0' BAY
50.0' BAY
388.5'
550.0'
400.0'
40.0'
30.0'
GUN CLUB ROAD
CONTROL AREA TO SUIT
ELECTRICAL AND SPRINKLER ROOMS- 60 SF EACH
21 EXTERIOR TRUCK DOCKS
30' BUILDING SETBACK
204.88'
65.00
24 TRAILER SPACES
N87°18'17"W
728.59'
UTILITY EASEMENT
SMITH ROAD
89'-11"
7'-0"
40'-1 1/2"
GLASS WALL
28'-0"
CONFERENCE ROOM
SHOWROOM
49'-0"
48'-7"
GUN CLUB ROAD
SUPPLIES / STORAGE
OFFICE 7
8'-0"
D1
8'-0"
OFFICE 6
39'-2 1/2"
MECH. ROOM
BREAK ROOM
DATA
40'-6"
D2
OFFICE 5
OFFICE 4
111'-7"
110'-0"
12'-0"
10'-0"
OFFICE 3
JANITOR
WOMEN
MEN
OFFICE 1
OFFICE 2

PARK 70 - BLDG 4
1953 GUN CLUB ROAD

CUSHMAN & WAKEFIELD



DRIVE TIMES	
I-76	4 minutes / 2 Miles
I-25 South	8 minutes / 6.8 Miles
I-25 North	7 minutes / 6.3 Miles
I-70 14 minutes / 7.4 Miles **Downtown**	
Denver 19 minutes / 11 Miles **Denver Intl. Airport**	19 minutes / 12 Miles



FOR MORE INFORMATION, PLEASE CONTACT:

DREW MCMANUS, SIOR
Vice Chairman
+1 303 810 8633
drew.mcmanus@cushwake.com

BRYAN FRY
Senior Director
+1 720 217 4071
bryan.fry@cushwake.com

SHANNON MCBROOM
Broker Associate
+1 303 209 3685
shannon.mcbroom@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202
+1 303 292 3700
cushmanwakefield.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.