

FOR LEASE

Owned and Operated by



Upland Park

14401 E. 33rd Place, Unit B | Aurora, CO 80011

±15,150 SF Available

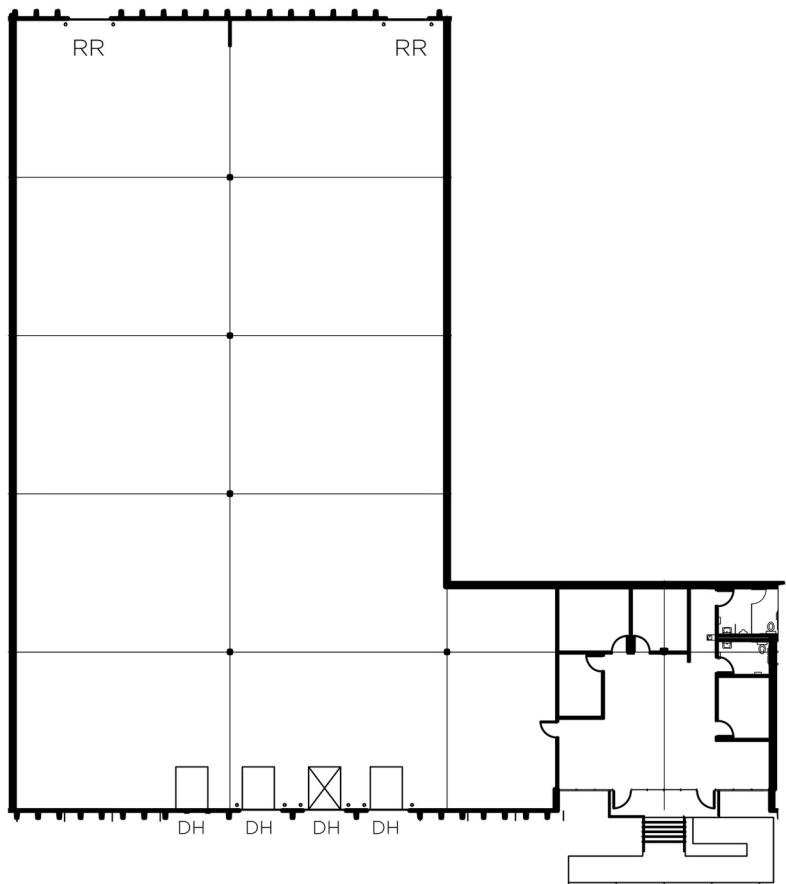


**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Property Features

Available	15,150SF
Office	1,500 SF
Loading	4 Dock high doors 2 Rail doors
Clear Height	22'
Sprinklers	Yes
Power	200 Amps, 120/208 volt, 3-phase (TBV)
Zoning	I-1
Parking Ratio	1.0 : 1,000
NNN Expenses	\$3.89/SF (2022)

Additional Highlights

- Skylights
- Rail possible (Union Pacific)
- Easy access to I-70 and I-225
- 10 Miles from Denver International Airport
- 14 Miles to Downtown Denver