

# For Sublease



## 14705 E. 33<sup>rd</sup> Place, Unit A Aurora, CO 80011



**Size**  
27,333 SF with 3,000 SF of office



**Loading**  
5 Dock high, 1 drive in (12' X 14')  
1 Rail door (Union Pacific)



**Ceiling height**  
23' clear



**Parking Ratio**  
1.3 : 1,000 SF



**Sprinklers**  
Yes



**Lease Rate/OPEX**  
\$5.95 PSF NNN / \$1.93 PSF



**Power**  
480 volts / 3 phase (to be verified)

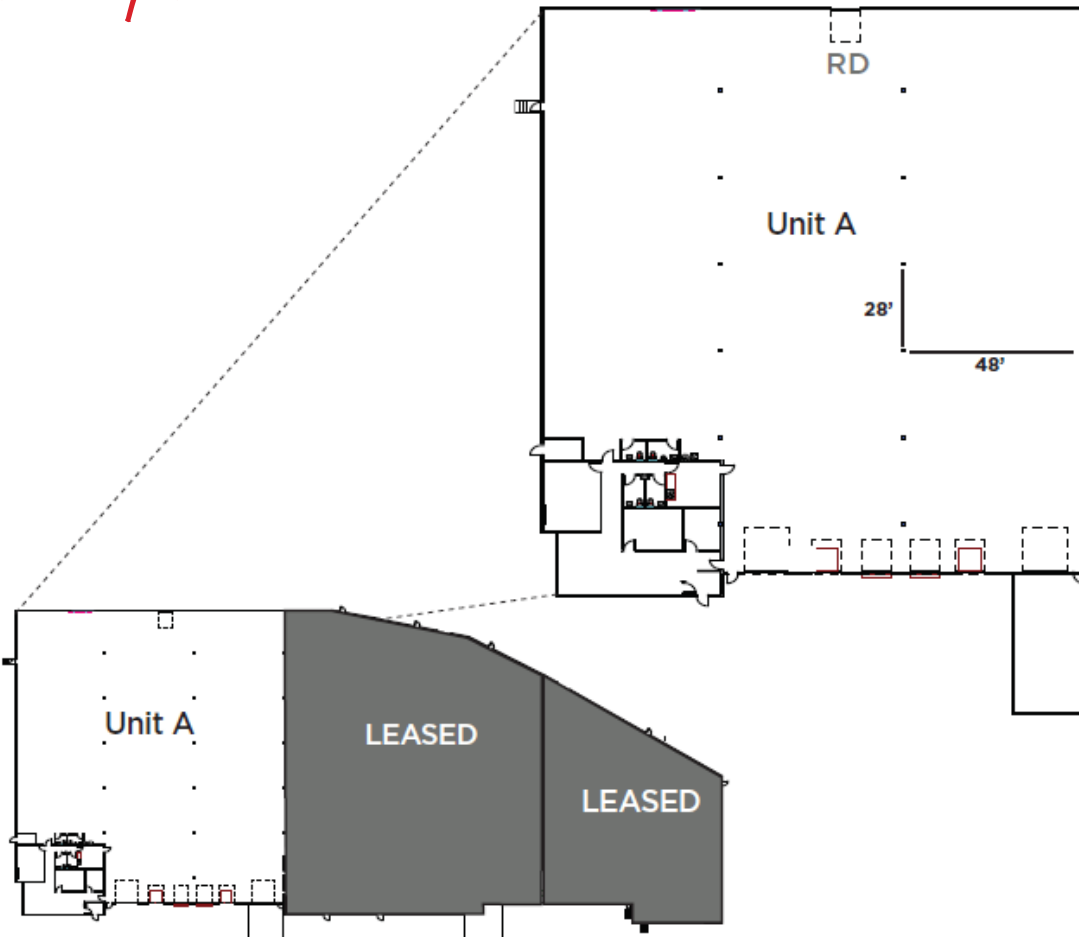


**Location/Zoning**  
Adams County  
M-1

## Property Highlights

- October 31, 2022 lease expiration
- 120' truck court
- Skylights
- Rail possible
- Easy access to I-70 and I-225
- 10 miles from Denver International Airport (DIA)
- 14 miles to Downtown Denver

# Floor plan



For more information please contact:

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