

FOR LEASE

Owned and Operated by



Upland Park

14101 E. 33rd Place, Unit A | Aurora, CO 80011

±26,525 SF Available

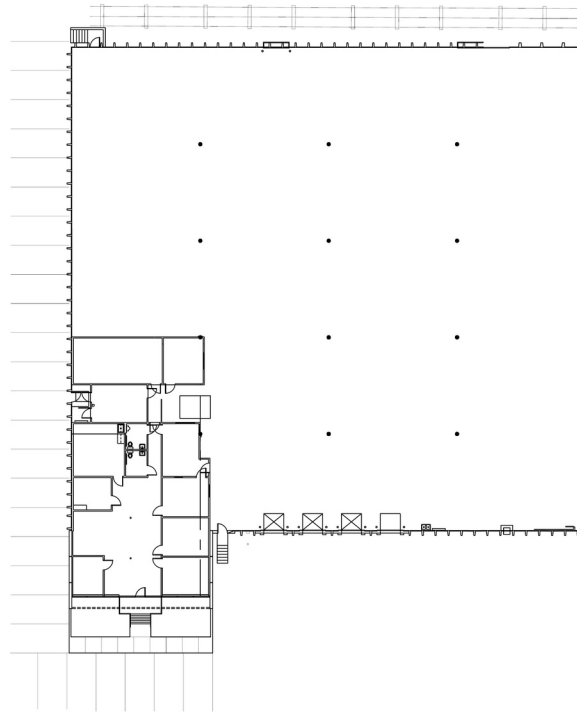


**LEASING INFO
& CONTACT**

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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	26,525 SF
Office	±2,500 SF
Loading	4 Dock high doors 2 Rail doors
Clear Height	22'
Sprinklers	Yes
Power	400 Amps, 120/480 Volts, 3-phase, 4-wire (TBV)
Zoning	I-1
Parking Ratio	1.4 : 1,000
OPEX	\$3.59/SF NNN (Est. 2023)
Available	February 1, 2024

Additional Highlights

Skylights

Rail possible

Easy access to I-70 and I-225

10 Miles from Denver International Airport

14 Miles to Downtown Denver