

FOR LEASE

Owned and Operated by



Upland Park

14704 E. 33rd Place, Unit J | Aurora, CO 80011

±14,667 SF Available



**LEASING INFO
& CONTACT**

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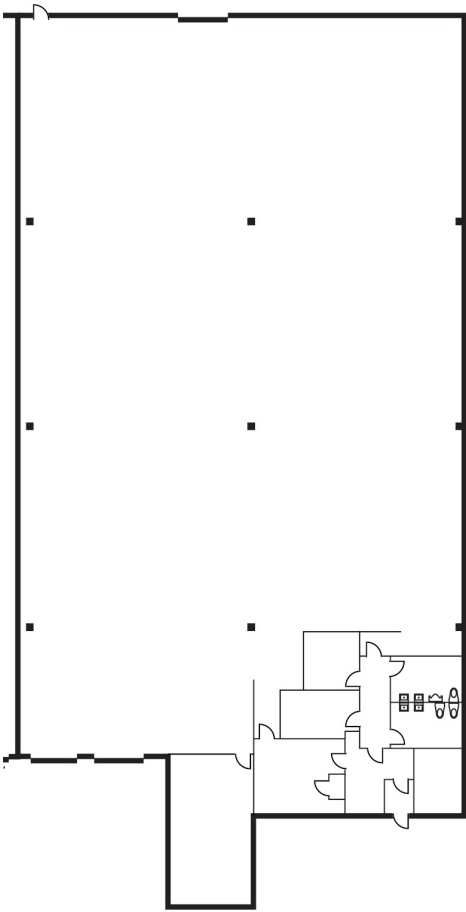
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease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



Property Features

Available	±14,667 SF
Office	±1,536 SF
Loading	2 Dock high doors 1 Drive-in door
Clear Height	23'
Sprinklers	Yes
Power	120/480 Volt, 3-phase (TBV)
Zoning	I-1
Parking Ratio	1.0 : 1,000
NNN Expenses	\$4.45/SF (Est. 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