

FOR LEASE

Owned and Operated by



Upland Park

13801 E. 33rd Place, Unit A | Aurora, CO 80011

±31,540 SF Available

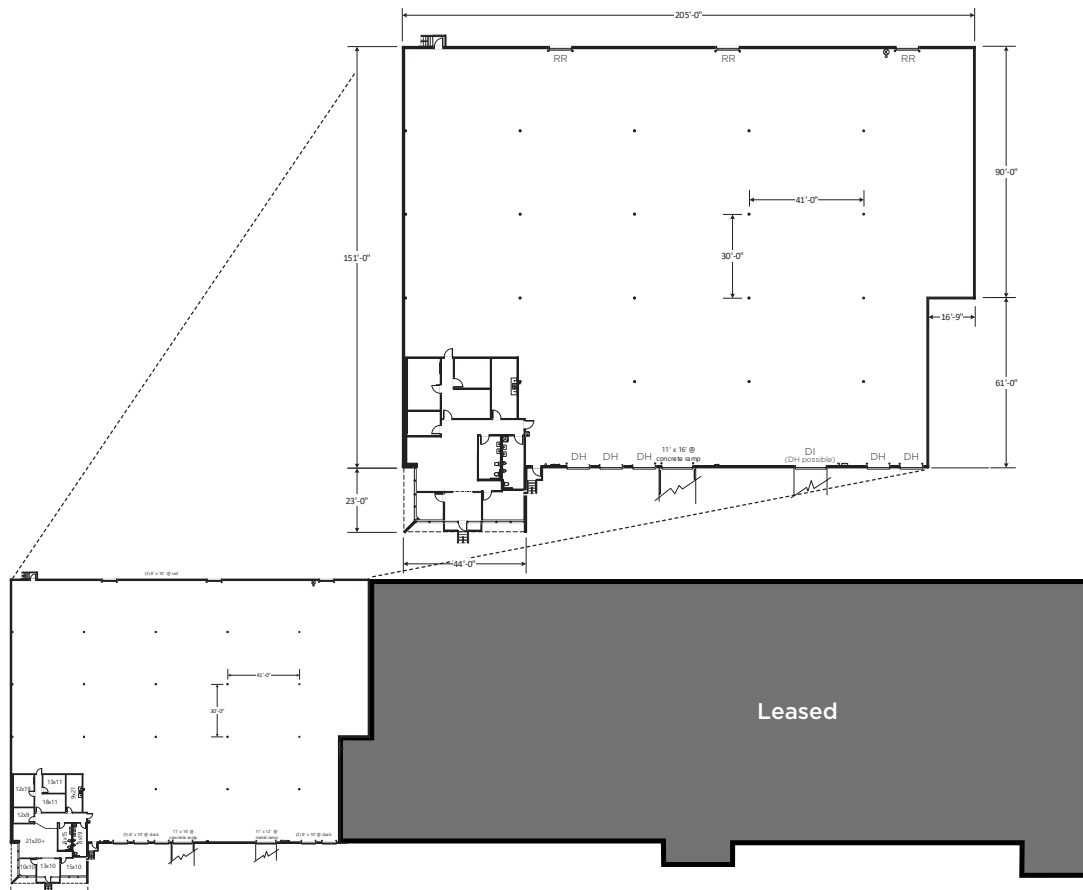


LEASING INFO & CONTACT

Drew McManus	SIOR	303.813.6427 / drew.mcmanus@cushwake.com
Matt Trone	SIOR	303.813.6426 / matt.trone@cushwake.com
Ryan Searle		303.813.6499 / ryan.searle@cushwake.com
Joey Trinkle		303.312.4249 / joey.trinkle@cushwake.com



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

Space Available	±31,540 SF
Office	±2,600 SF
Loading	6 Dock high doors 1 Drive-in ramp
Clear Height	22'
Sprinklers	Yes
Power	400 Amps, 480/270 volt, 3-phase
Zoning	I-1
Parking Ratio	1.0 : 1,000
NNN Expenses	\$4.34/SF (Est. 2024)
Date Available:	February 1, 2025

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