

FOR LEASE

14501 E 35TH PLACE, UNIT 100

**UPLAND INDUSTRIAL PARK 1
AURORA, CO 80011**



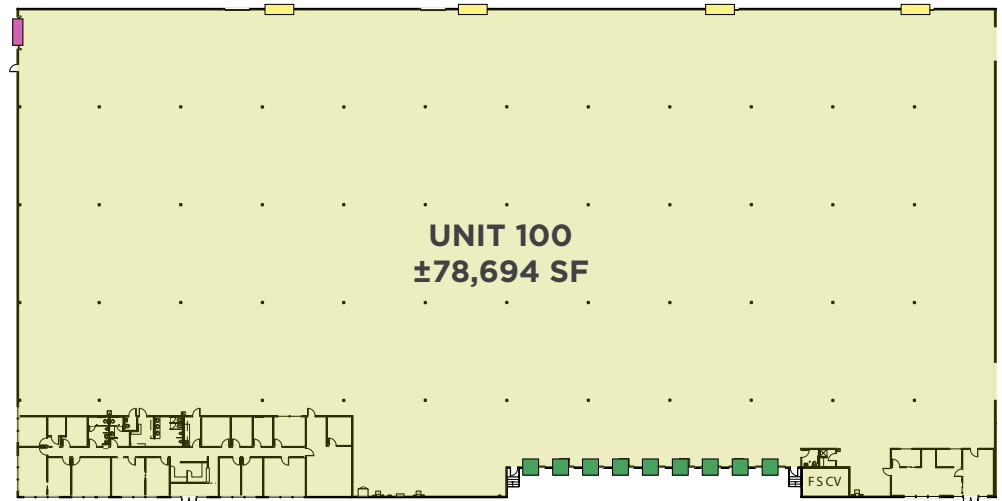
END-CAP WITH AMPLE PARKING AND POTENTIAL SMALL YARD AREA

78,694 SF FOR LEASE | LEASE RATE: \$6.25/SF

PROPERTY FEATURES

Available SF	Unit 100: ±78,694 SF
Total Building SF	156,838 SF
Location	I-70 and Chambers Road
Office SF	±5,391 SF
Loading	9 Dock-High Doors 1 Drive-In Door 4 Rail Doors
Clear Height	±24' - 27'
Zoning	M-1
YOC	1982
City/County	Aurora/Adams
Sprinklered	Ordinary Hazard Wet (ESFR upgrade possible)
Rail	Union Pacific
Power	3 phase, 480v, 400 amps (TBV and power upgrade possible)
Building Depth	200'
Column Spacing	40' x 33.3'
Rate	\$6.25/SF
Est. Expenses	\$5.55/SF (2025)

BUILDING FLOOR PLAN



— DOCK HIGH DOOR

— DRIVE IN DOOR

— RAIL DOOR

TRAVELERS 

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PROPERTY HIGHLIGHTS



Skylights in the warehouse



Front park / front load



Potential fenced yard areas



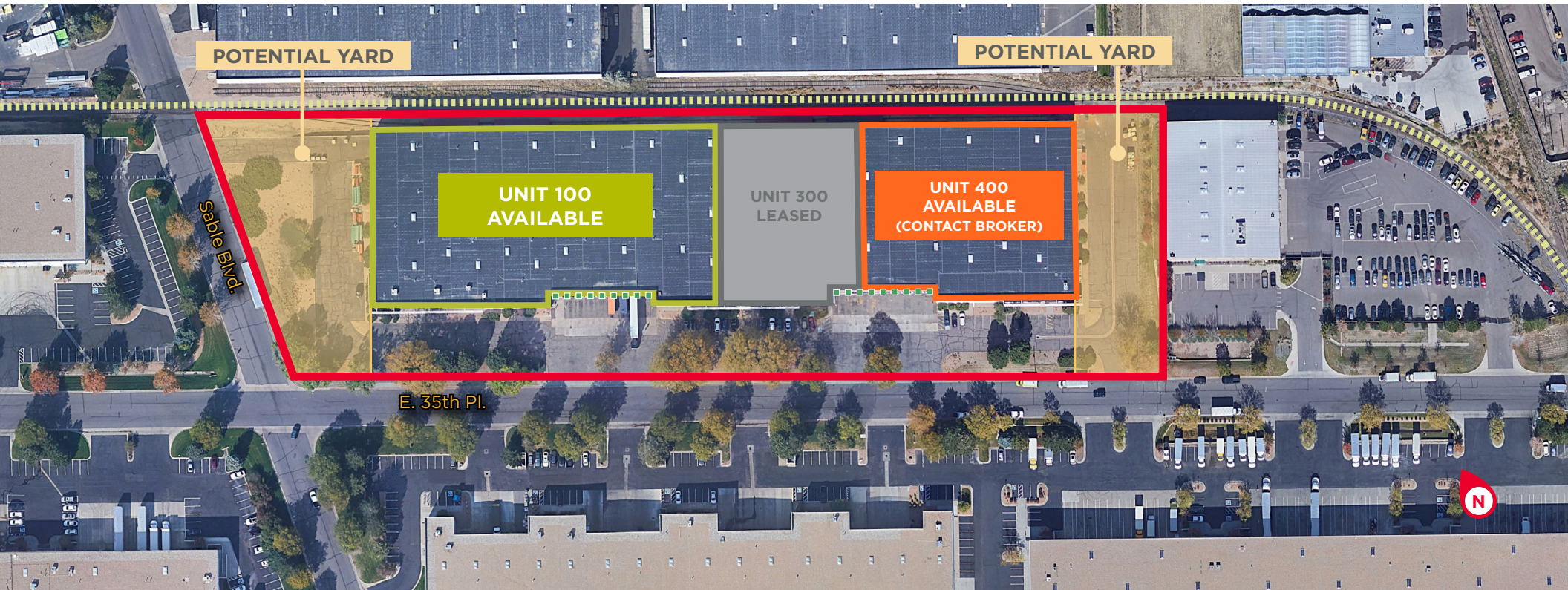
New office refresh



Dock and drive-in loading



Rail served





**CUSHMAN &
WAKEFIELD**



**SUBJECT
PROPERTY**



FOR MORE INFORMATION, CONTACT:

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