

FOR LEASE

14501 E 35TH PLACE, UNIT 400

UPLAND INDUSTRIAL PARK 1
AURORA, CO 80011



END-CAP WITH AMPLE PARKING
AND POTENTIAL SMALL YARD AREA



NEW OFFICE REFRESH

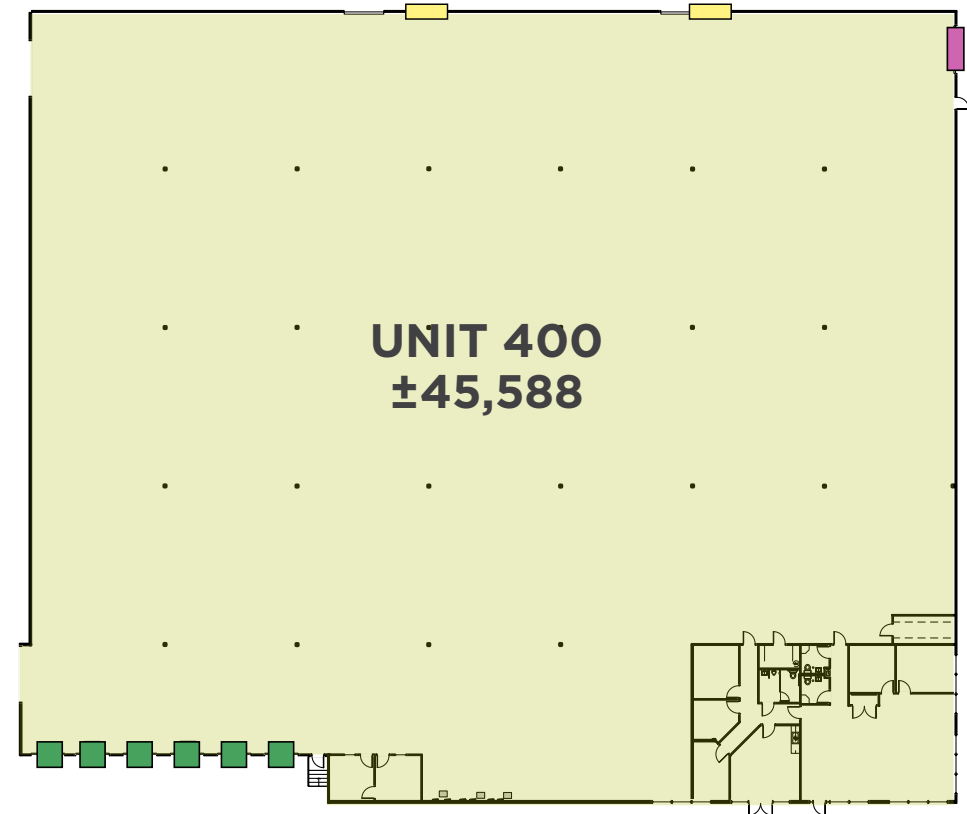


45,588 SF FOR LEASE | LEASE RATE: \$7.25/SF

PROPERTY FEATURES

Available SF	Unit 400: ±45,588 SF
Total Building SF	156,838 SF
Location	I-70 and Chambers Road
Office SF	±2,673 SF
Loading	6 Dock-High Doors 1 Drive-In Door 2 Rail Doors
Clear Height	±24' - 27'
Zoning	M-1
YOC	1982
City/County	Aurora/Adams
Sprinklered	ESFR
Rail	Union Pacific
Power	3 phase, 480v, 200 amps (TBV and power upgrade possible)
Building Depth	200'
Column Spacing	40' x 33.3'
Rate	\$7.25/SF
Est. Expenses	\$5.54/SF (2025)

BUILDING FLOOR PLAN



■ DOCK HIGH DOOR

■ DRIVE IN DOOR

■ RAIL DOOR

PROPERTY HIGHLIGHTS



Skylights in the warehouse



Potential fenced yard areas



Dock and drive-in loading



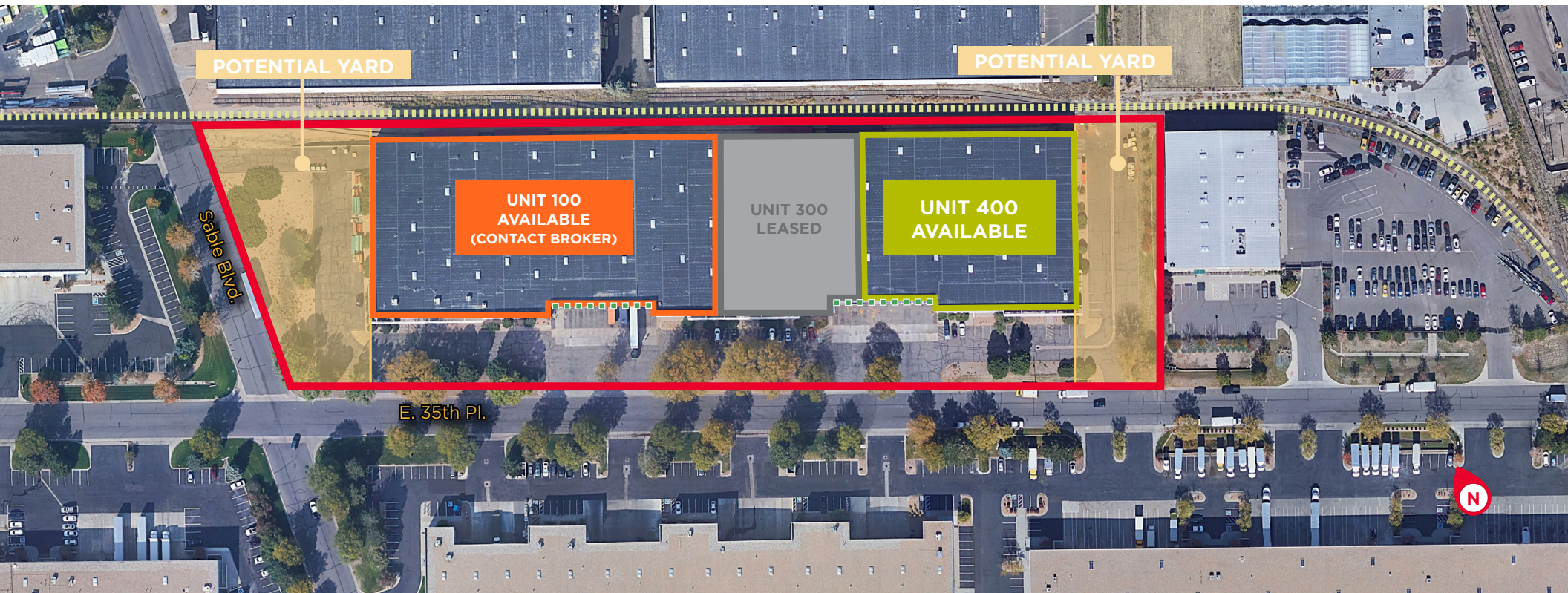
Front park / front load



New office refresh



Rail served





**SUBJECT
PROPERTY**



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