

FOR LEASE

Owned and Operated by



Upland Park

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

±26,525 SF Available

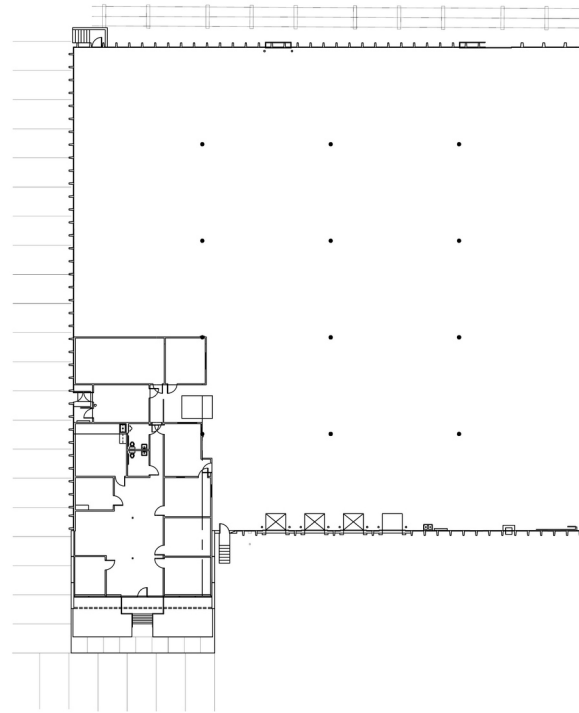


**LEASING INFO
& CONTACT**

| | | |
|---------------------|------|---|
| 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

| | |
|----------------------|---|
| 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 | \$4.20/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**