Owned and Operated by



Upland Park

14401 E. 33rd Place, Unit b | Aurora, CO 80011

±15,150 SF Available



LEASING INFO & CONTACT Drew McManus Matt Trone Ryan Searle Joey Trinkle +1 303 813 6427 / <u>drew.mcmanus@cushwake.com</u> +1 303 813 6426 / <u>matt.trone@cushwake.com</u> +1 303 813 6499 / <u>ryan.searle@cushwake.com</u> +1 303 312 4249 / <u>joey.trinkle@cushwake.com</u>



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.

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Property Features

Available	±15,150 SF
Office	±1,500 SF
Loading	4 Dock high doors 2 Rail Doors
Clear Height	22'
Sprinklers	Yes
Power	200 Amps, 120/480 Volts, 3-phase (TBV)
Zoning	I-1
Parking Ratio	1.0 : 1,000
OPEX	\$4.47/SF NNN (Est. 2025)
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Additional Highlights

Skylights

Rail Possible

Easy access to I-70 and I-225

10 Miles from Denver International Airport

14 Miles to Downtown Denver