

**FOR LEASE**

Owned and Operated by



# Upland Park

14509 E. 33rd Place, Unit A | Aurora, CO 80011

**±27,900 SF Available**

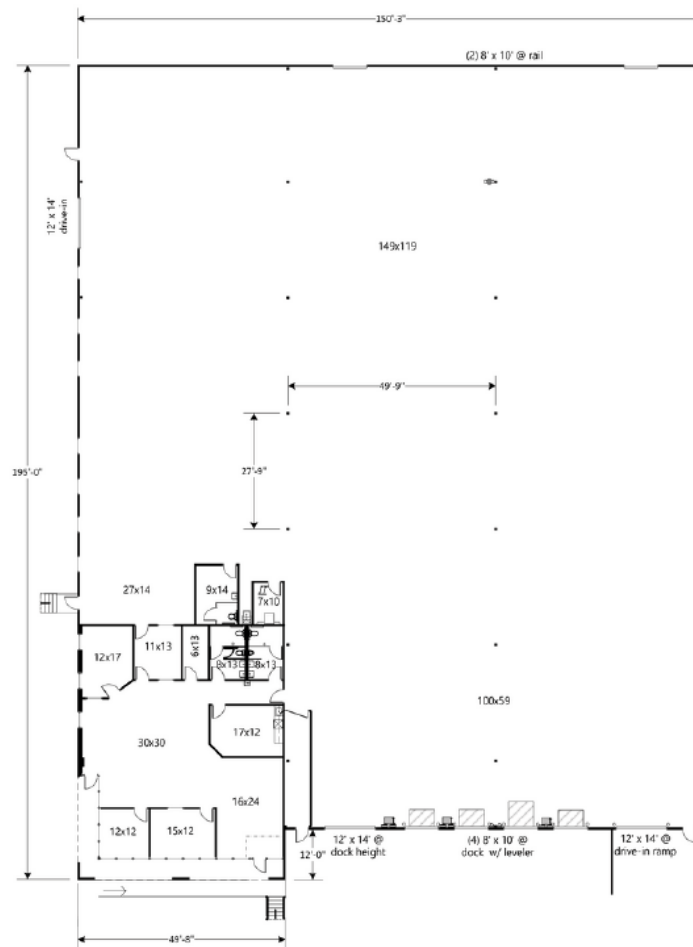


## LEASING INFO & CONTACT

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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	±27,900 SF
Office	±2,679 SF
Loading	5 Dock high doors 2 Drive-ins (1 Grade Level)
Clear Height	23'
Sprinklers	Yes
Power	3-phase, 4-wire (TBV)
Zoning	I-1
OPEX	\$4.38/SF NNN (Est. 2025)

## Additional Highlights

- Easy Access to I-70 & I-225
- Rail Possible (subject to track agreement)
- Great amenities nearby
- 11 Miles from Denver International Airport
- 14 Miles to Downtown Denver