

FOR LEASE

Owned and Operated by



Upland Park

14600 E. 35th Place, Unit F | Aurora, CO 80011

±19,200 SF Available

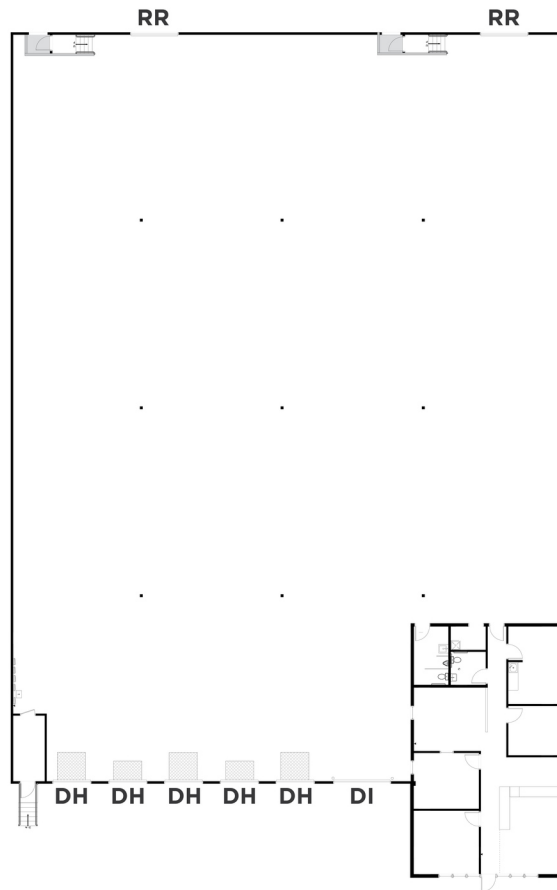


**LEASING INFO
& CONTACT**

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	±19,200 SF
Office	±1,625 SF
Loading	5 Dock high doors 1 Drive-in door 2 Rail doors
Clear Height	23'
Sprinklers	Yes
Power	480 Volt, 3-phase (TBV)
Zoning	I-1
Parking Ratio	1.1 : 1,000
NNN Expenses	\$4.07/SF (Est. 2023)
Available	October 1, 2023

Additional Highlights

Skylights
Rail possible
Easy access to I-70 and I-225
10 Miles from Denver International Airport
14 Miles to Downtown Denver