

FOR LEASE

# Upland Park

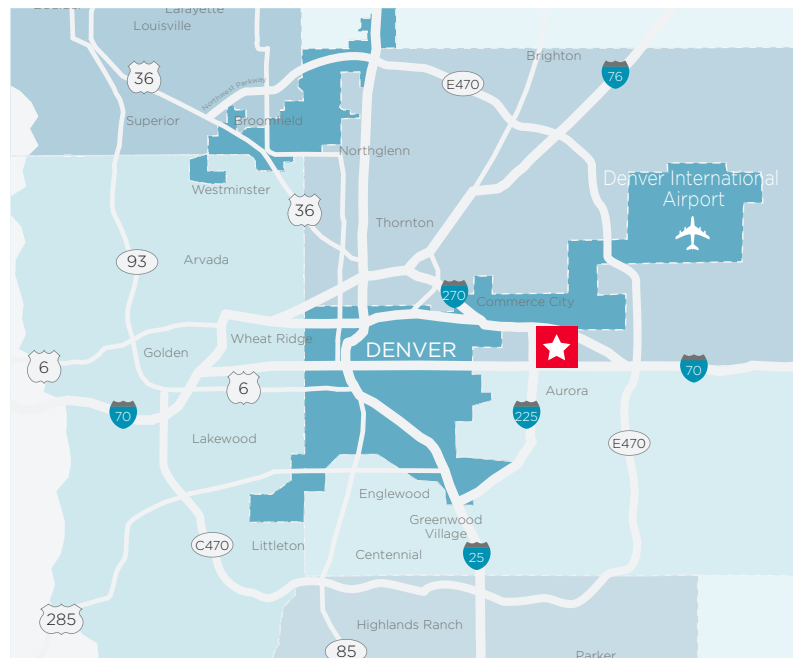
14704 E. 33rd Place, Unit G / Aurora, Colorado 80011



**±12,499 SF Available**  
**Lease Rate: Negotiable**

## Property Features

<b>Available</b>	±12,499 SF
<b>Office</b>	1,200 SF
<b>Loading</b>	2 Dock-high doors
<b>Clear Height</b>	23'
<b>Sprinklers</b>	Yes
<b>Power</b>	480 Volts / 3-phase (To be verified by an electrician)
<b>Zoning</b>	M-1
<b>Parking Ratio</b>	1.0 : 1,000
<b>NNN Expenses:</b>	\$2.45/SF (2019)



## Additional Highlights

- Skylights
- Drive-in possible
- Concrete tilt construction
- Easy access to I-70 and I-225
- 10 Miles from Denver International Airport (DIA)
- 14 Miles to downtown Denver

Owned by **GLP**

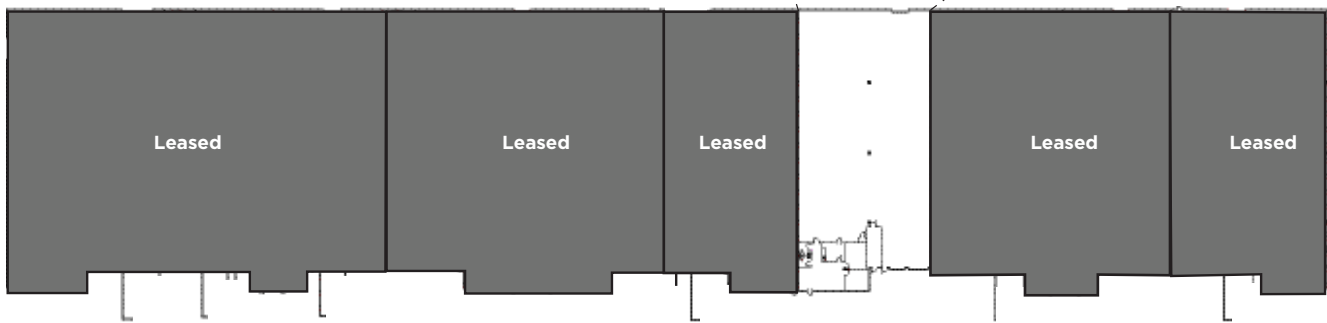
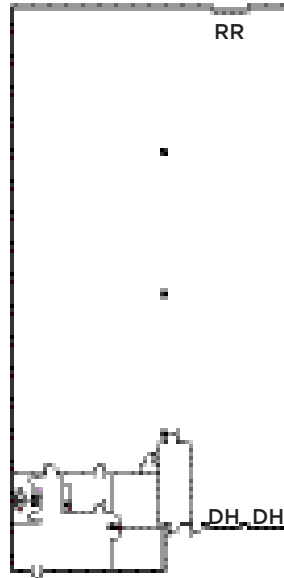
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## Floor Plan



For more information, please contact:

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