

**INDUSTRIAL  
FOR LEASE**

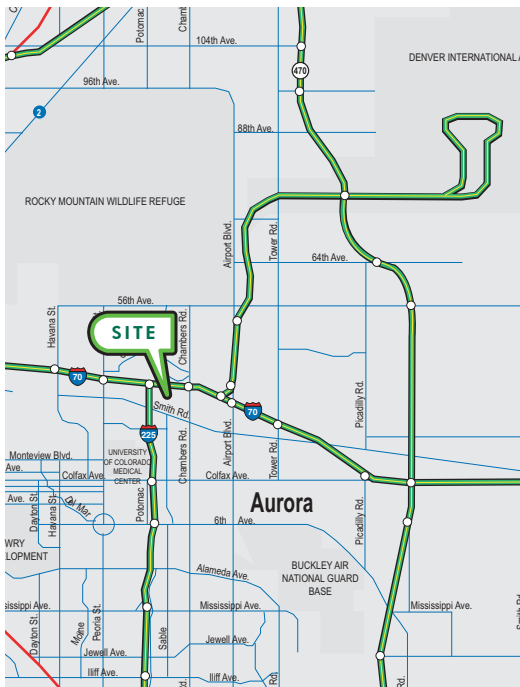
# **UPLAND DISTRIBUTION CENTER**

**14402 - 14492 EAST 33RD PLACE :: AURORA, COLORADO**

**BUILDING AVAILABLE IN  
AIRPORT SUBMARKET**



## **LOCATION MAP**



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<b>AVAILABLE:</b>	50,050 SF
<b>OFFICE:</b>	±4,744 SF
<b>CLEAR HEIGHT:</b>	24'
<b>LOADING:</b>	Dock-high doors (3 with levelers, 1 with seal) 2 rail doors (1 oversized) Oversized drive-in door (16' x 16')
<b>SPRINKLERS:</b>	Yes
<b>ELECTRICAL:</b>	1050 Amp, 480 Volt, 3-Phase
<b>ZONING:</b>	M-1, City of Aurora
<b>OP EXPENSES:</b>	\$1.40/SF (2013)
<b>RATE:</b>	\$2.95/SF NNN

## **BUILDING FEATURES**

- :: Oversized drive-in loading
- :: Outstanding I-70 access
- :: High image design
- :: 10 minutes to Denver International Airport
- :: 10 minutes to Downtown Denver

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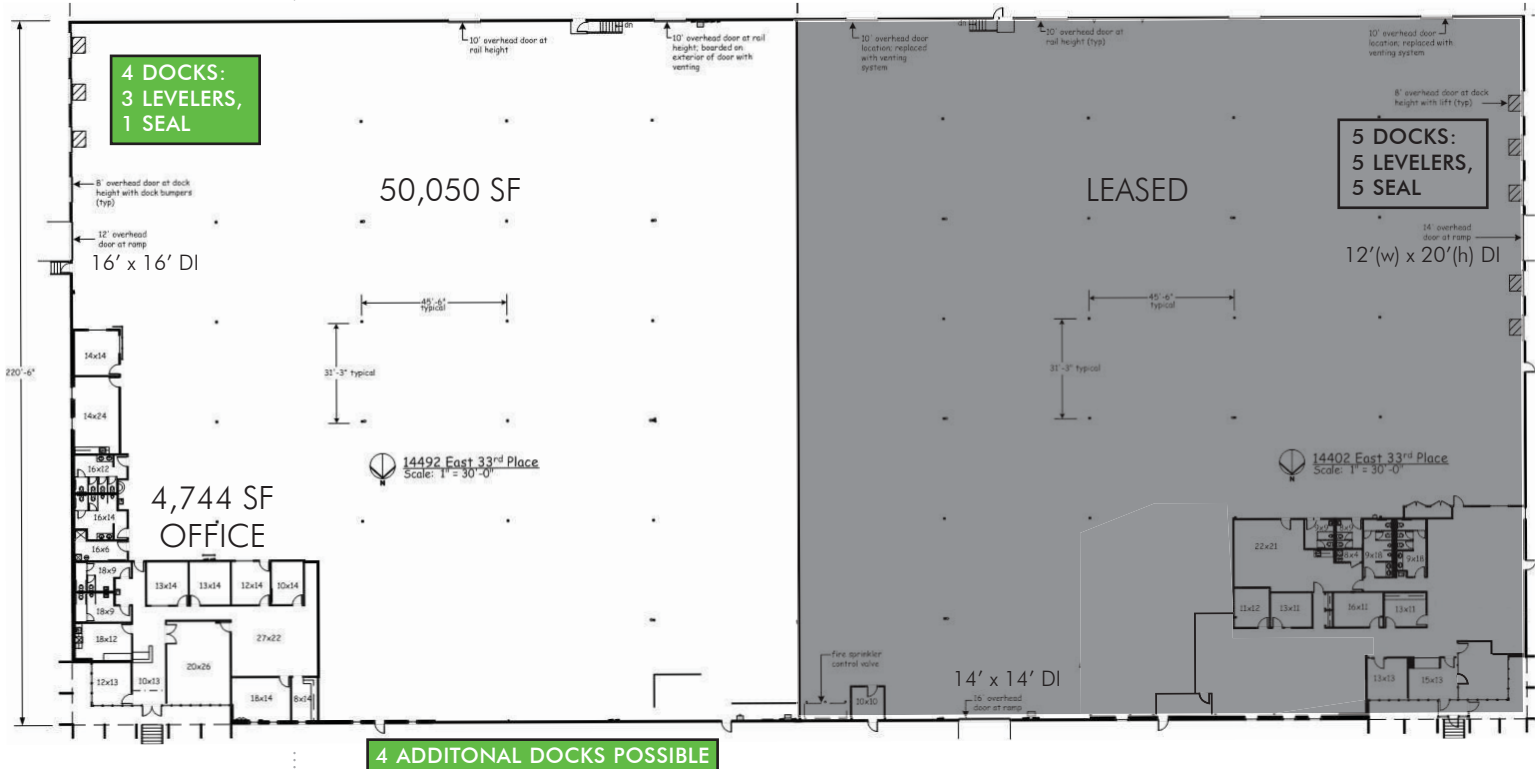
**CBRE**

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**UPLAND  
DISTRIBUTION CENTER**

14402 - 14492 EAST 33RD PLACE :: AURORA, COLORADO

**BUILDING PLAN**



**LOCATION  
AERIAL**



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