



FOR LEASE ±31,540 SF

# UPLAND PARK

13801 E. 33RD PLACE, UNIT A  
AURORA, CO 80011



CUSHMAN &  
WAKEFIELD



HARRISON PROPERTIES

# UPLAND PARK

## 13801 E. 33RD PLACE, UNIT A

### Property Features

Available:	±31,540 SF
Office:	±2,600 SF
Loading:	6 Dock-high doors 1 Drive-in door (11' x 16')
Clear Height:	22'
Sprinklers:	Yes
Power:	600A, 120/208V 3-phase, (TBV)
Zoning:	I-1
Parking Ratio:	1.0 : 1,000
Lease Rate:	To Quote

### Additional Highlights

Flexible Lease Terms

Highly Functional End Cap Unit with Heavy Parking

New Office Build-out & LED Lighting in Warehouse

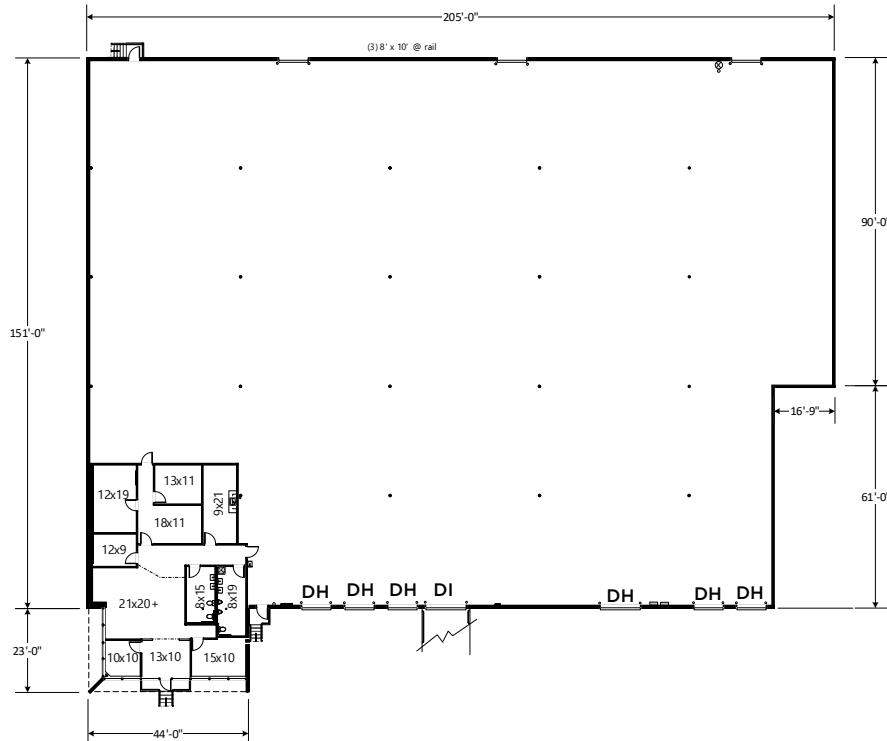
Strong Corporate Image in an Improved Business Park

Lighted Interchange with Immediate Access to I-70 & I-225

Immediate proximity to Denver International Airport & Downtown Denver

Rail Available: Subject to Track Agreement

### SITE PLAN



### FOR MORE INFORMATION, CONTACT:

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