

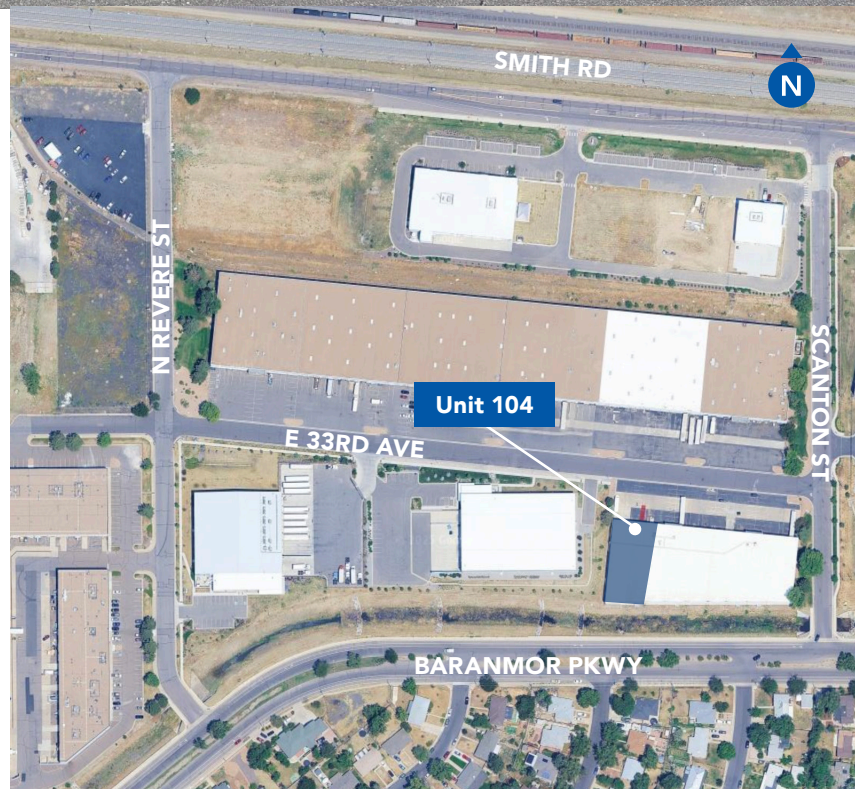
FOR LEASE | 15,059 SF

12650 E 33RD AVE | UNIT 104 | AURORA, CO 80011



Ready for Immediate Occupancy

Available SF	15,059 SF
Office	2,329 SF
Zoning	I-1
Loading	Five (5) Dock-High Doors (8'x10')
Power	TBV
Clear Height	±20' - 22'
Sprinklers	ESFR
Column Spacing	32' x 40'
OPEX	\$5.59/SF (2025 est.)
Lease Rate	Contact Broker



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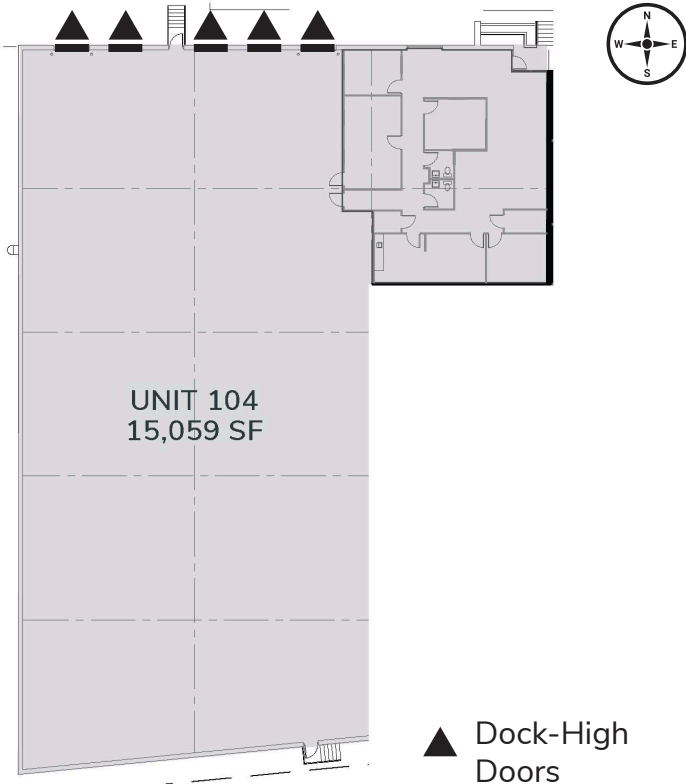


AVERAGE DRIVE TIMES

To/From	Time
Downtown Denver	19 mins
DIA	22 mins
Fort Collins	1 hour 15 mins
Boulder	37 mins
Colorado Springs	1 hour 13 mins

SPACE HIGHLIGHTS

- Quick access to I-70 & I-225
- Front load building
- 85' truck court depths
- 15 minute walk to Peoria Station



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