

FOR LEASE

\$11.00/SF NNN

INDUSTRIAL WAREHOUSE CONDO



12001 E 33rd Ave, Unit K, Aurora, CO 80010

For more information:

SHANE ROBSON

512 450 8203

shane@malmancree.com

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Property Highlights

- Existing room with food grade buildout, ideal for food prep, lab, or similar uses
- Enjoy the in-place ADA bathroom, front lobby, 16 ft. clearance in the warehouse area, a 14 ft. overhead door and existing 504 SF mezzanine space
- Zoning allows a wide range of uses
- Convenient I-70 and I-225 highway access
- Available for a 3 year or longer lease term



Property Details

Building Size	2,200 SF (504 SF Mezzanine)
Bathroom	One ADA
Office	Front Lobby/Office
Taxes	\$15,619.00
Year Built	2004
NNN's	\$9.07/SF + Interior Ins.
Parking	3 Surface Spaces
Doors	1 drive-in door, 12' W × 14' H no docks
Power	3 p 100–220 amp 208–480 volts (to be verified)

Lease Rate: \$11.00/SF NNN

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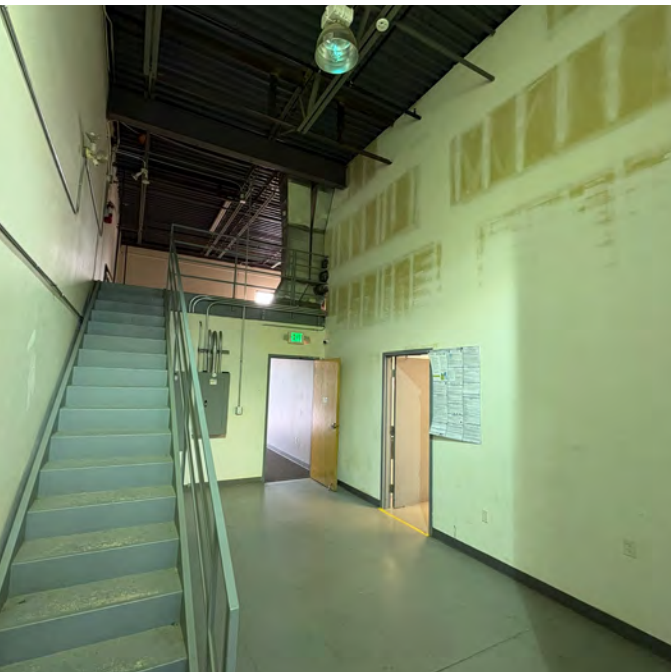
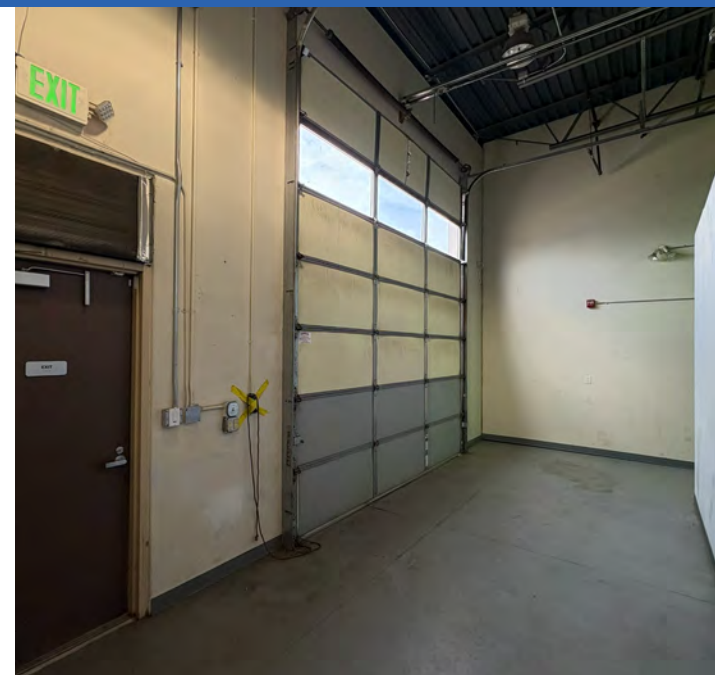
~ 12 MILES TO DOWNTOWN DENVER

~ 13 MILES TO DENVER INTL. AIRPORT



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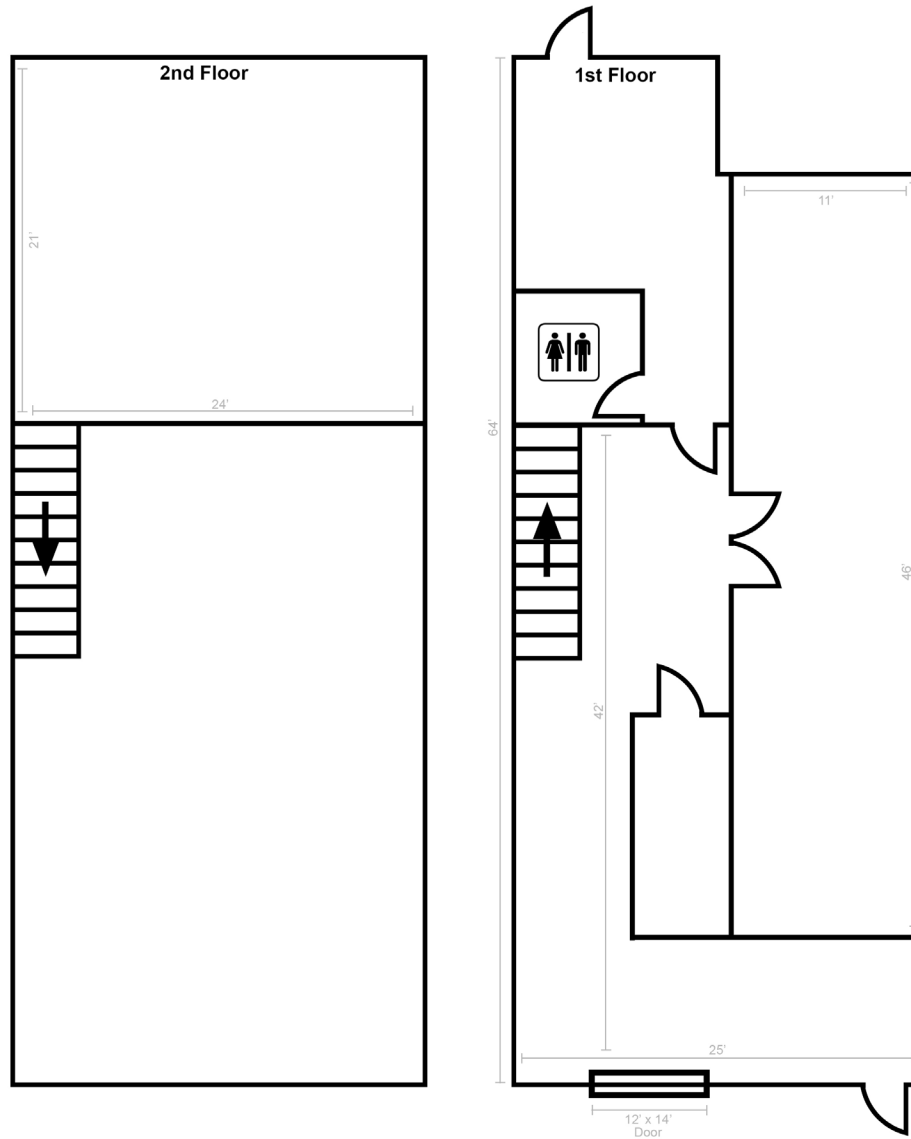


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Floor Plan



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Meet the Broker



SHANE ROBSON
BROKER ASSOCIATE

Shane Robson is a Broker Associate at Malman Real Estate, bringing more than 15 years of real estate brokerage experience and a strong analytical background to his work across the industrial, retail, and office sectors. He is known for his detail-oriented approach and advanced investment analysis capabilities, including high-level financial modeling using Excel and Argus.

Shane's career includes experience as a top-producing B2B Technical Sales Engineer focused on the oil and gas sector, preceded by residential brokerage work centered on high-density student housing near the University of Texas campus. It was during that time that he developed a passion for opportunistic real estate investment and value-driven transactions.

Originally from Anchorage, Alaska, Shane moved to Denver in 2012 from Austin, Texas, drawn back to an outdoor lifestyle that shaped his early years. He holds a Bachelor of Science in Engineering from the University of Texas at Austin and has completed MBA coursework at Indiana University Bloomington and the University of Illinois at Urbana-Champaign, as well as graduate-level coursework in Real Estate from Georgetown University. Shane's technical expertise, market insight, and investment focus allow him to deliver disciplined, data-driven guidance to his clients.



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Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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