

**FOR LEASE**

Owned and Operated by 

# UPLAND INDUSTRIAL PARK

13802 E. 33rd Place | Unit B | Aurora, CO 80011

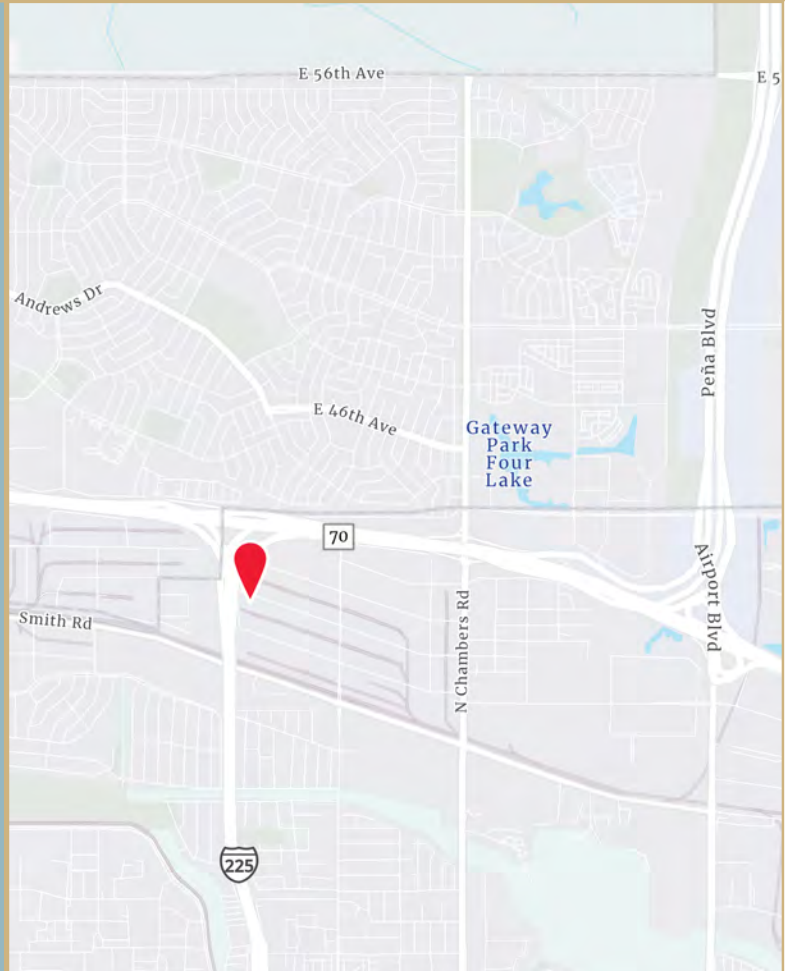


## 38,760 SF



### BUILDING INFO

Office:	Approx. 2,884 SF
Loading:	Four (4) Dock High Doors/ Two (2) Levelers One (1) Drive-In Door
Clear Height:	22'
Sprinklers:	ESFR
Column Spacing:	32'-4" x 40'
Power:	400 Amps, 277/480 Volt
Zoning:	M-1
Available:	Immediately
Lease Rate:	\$7.95/SF NNN
Op. Ex.:	\$4.15/SF
Additional Info:	Union Pacific Rail Spur Freeway Visibility



### LEASING INFO & CONTACT

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