

**NEW OWNERSHIP  
SIGNIFICANT UPGRADES UNDERWAY**

For Lease 303 745 5800  
www.colliers.com  
KEYERLEBER / RICE / SMITH

## Industrial Space For Lease

### Highlights

- Outstanding showroom availability
- Chambers road visibility
- Outstanding location in popular industrial area with superior visibility
- Great highway access at Chambers Road and I-70
- Upgraded sprinkler system
- Longer lease term available
- North of Smith Road/rail tracks providing easy access

## Commerce Center I

15250 E. 33rd Pl. | Unit E | Aurora, CO 80011

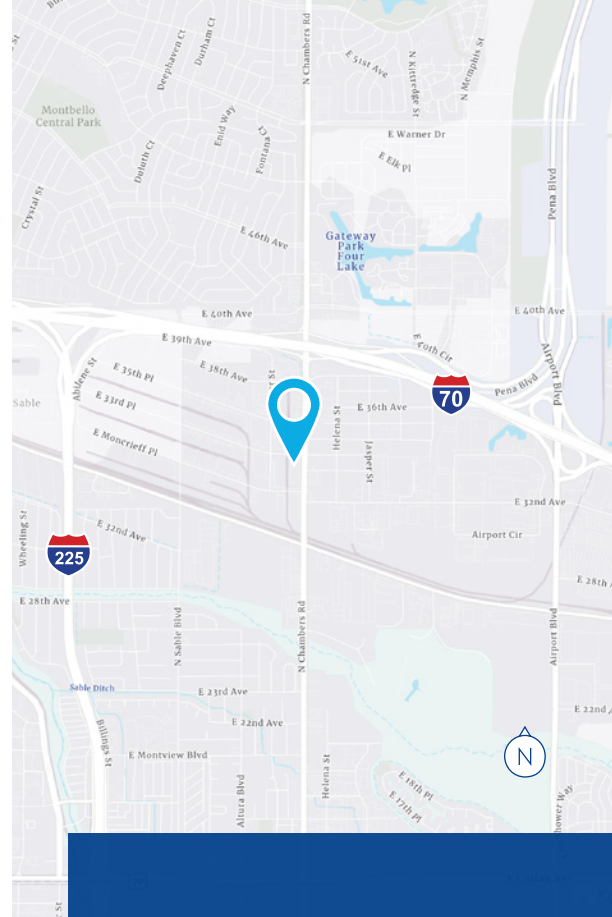
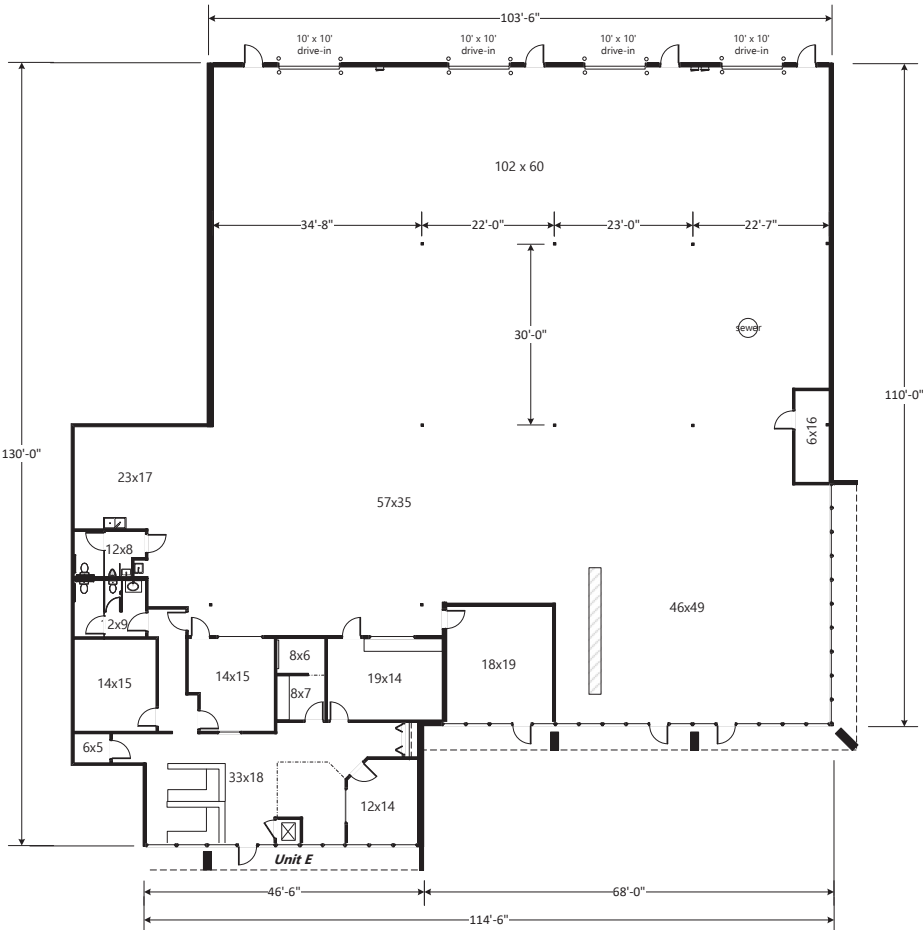
Project Size:	70,301 SF
Unit Size:	Unit E: 13,471 SF
Office:	25%
Available:	Immediately
Lease Rate:	\$11.75/SF
2025 Op Ex:	\$7.09/SF
Year Built:	1985
Sprinklers:	General Duty
Parking:	1.98:1000
Power:	400 Amps, 120/208 Volt (TBV)
Clear Height:	16'
Loading:	4 Drive-Ins (10' x 10')
City/County:	Aurora/Adams
Zoning:	I-1
Comments:	Fenced Yard; Previous Automotive Body Shop; Paint Booths may be included if needed



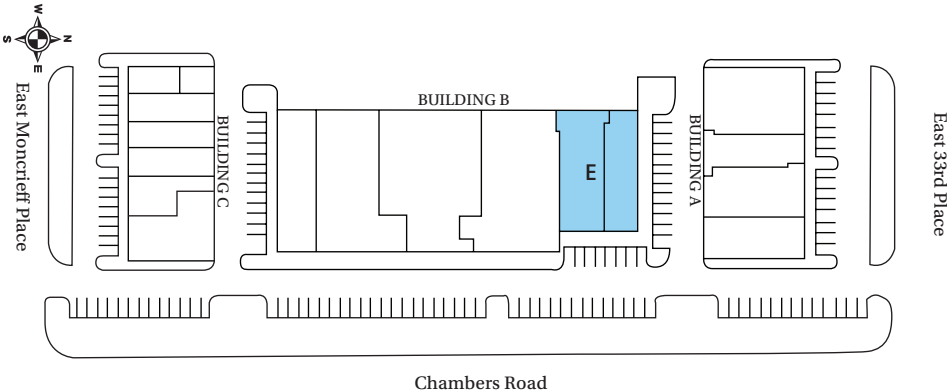
Colliers

Accelerating success.

## Floor Plan



## Site Plan



This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.