

## NEW OWNERSHIP SIGNIFICANT UPGRADES UNDERWAY



### 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

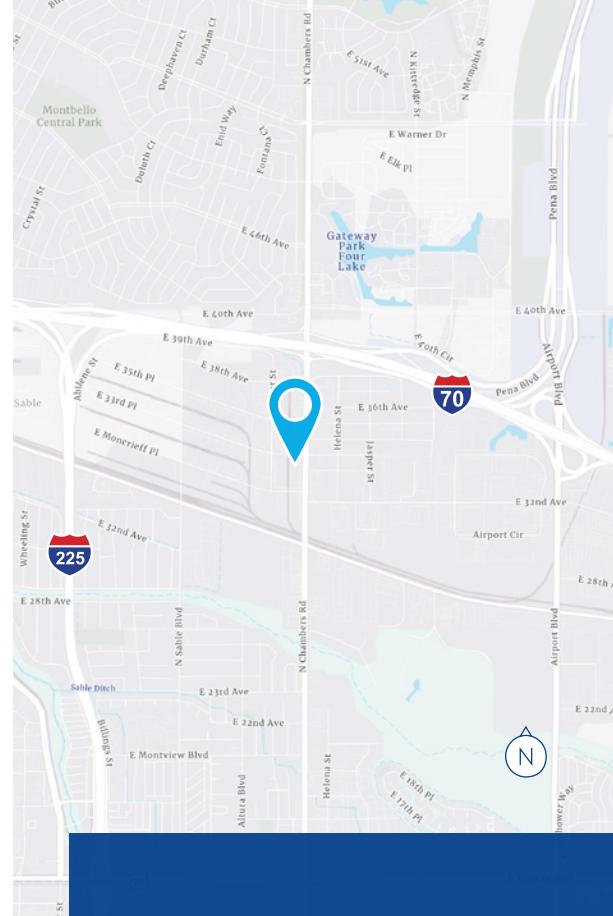
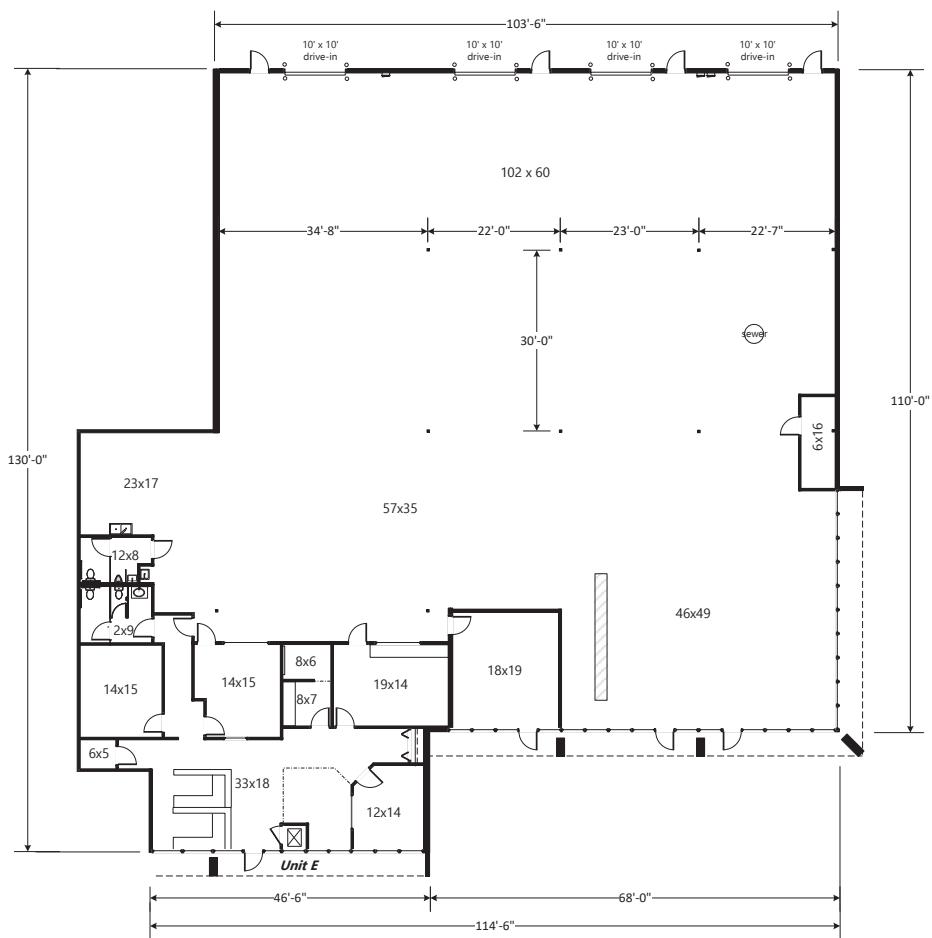
Project Size:	70,301 SF
Unit Size:	Unit E: 13,471 SF
Office:	25%
Available:	Immediately
Lease Rate:	\$11.75/SF
2025 Op Ex:	\$7.09/SF
Year Built:	1985
Sprinklers:	General Duty
Parking:	1.98:1000
Power:	400 Amps, 120/208 Volt (TBV)
Clear Height:	16'
Loading:	4 Drive-Ins (10' x 10')
City/County:	Aurora/Adams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

**MCA** REALTY

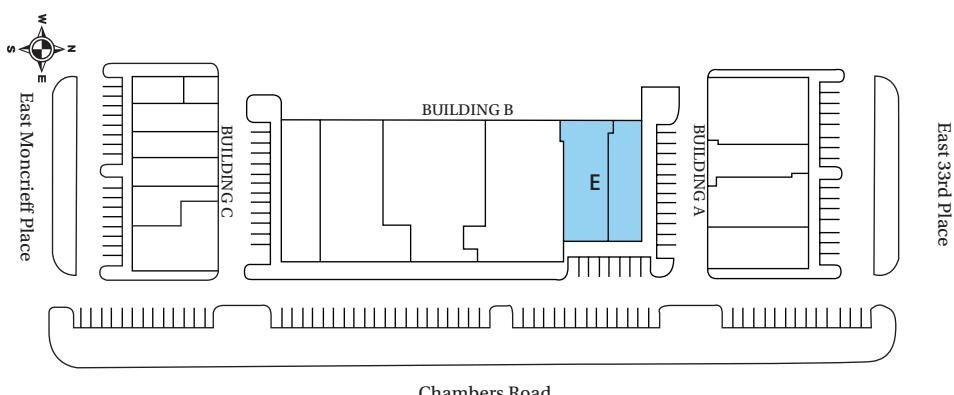
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Accelerating success.

## Floor Plan



## Site Plan



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