

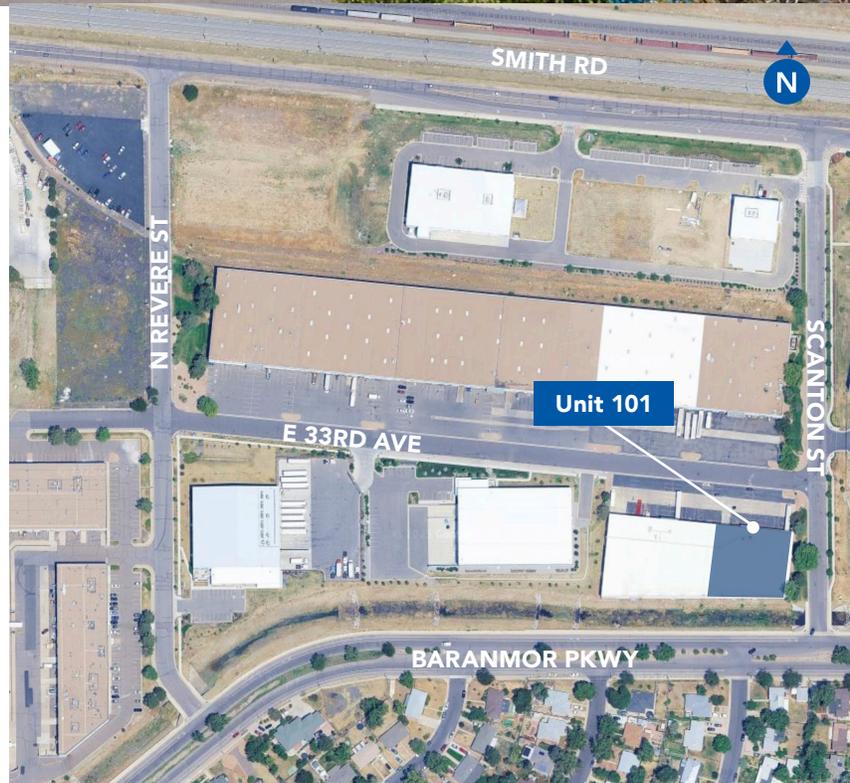
FOR LEASE | 23,336 SF

12650 E 33RD AVE | UNIT 101 | AURORA, CO 80011



Available October 1, 2026

Available SF	23,336 SF
Office	±2,300 SF
Zoning	I-1
Loading	3 Dock-High Doors, 1 Drive-In Door
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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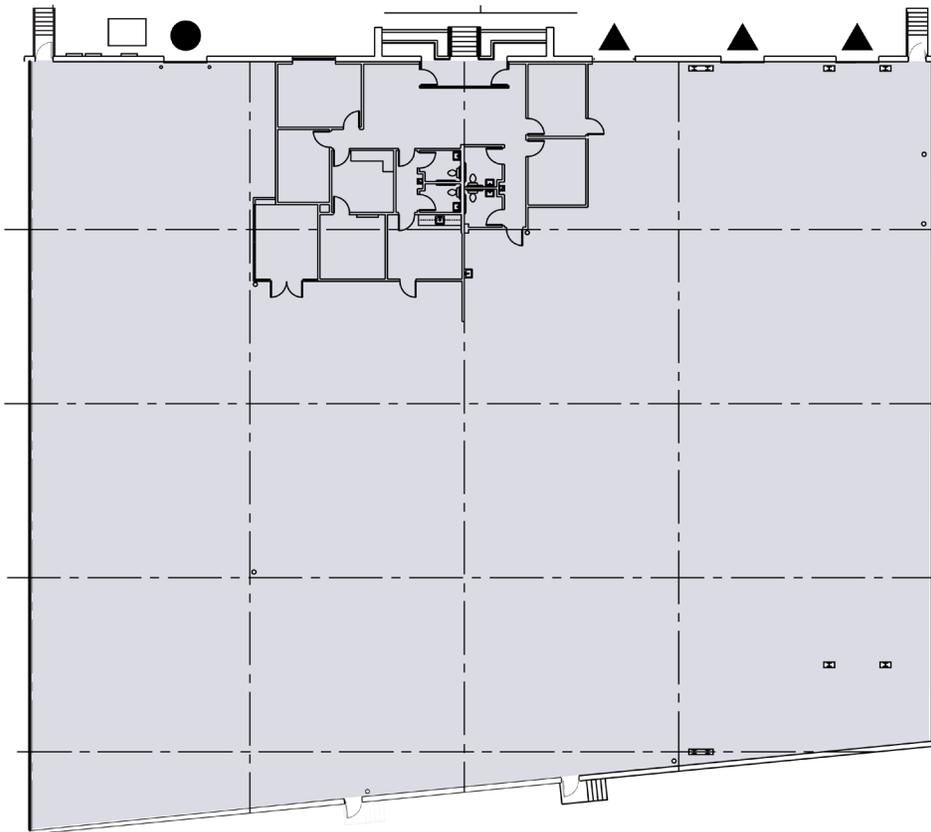
AVERAGE DRIVE TIMES

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

FLOOR PLAN



- ▲ Dock-High Doors
- Drive-In Doors

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