



Industrial space with quick I-70 & I-225 access

- Conveniently located in Upland Industrial Park, with quick access to I-70 and I-225, offering direct routes to Denver International Airport and downtown Denver
- Negotiable sublease rate, with term through January 31, 2028 (longer term available)
- Loading: (3) 8'x10' dock hi doors (2 levelers), (1) 10'x12' dock hi door, (1) 20'x16' ramped drive-in door, (2) 10'x10' rail doors
- Active Union Pacific rail spur

Size	29,528 sf
Warehouse / office	27,028 sf / 2,500 sf
NNN	\$4.31/sf (2025)
Clear Height	21'-9"
Power	200 amps/208-120v/3p (tbv)
Sprinklers	ESFR
County	Adams
Zoning	M-1 (City of Aurora)
Submarket	SW DIA/Pena Blvd

**Get more
information**

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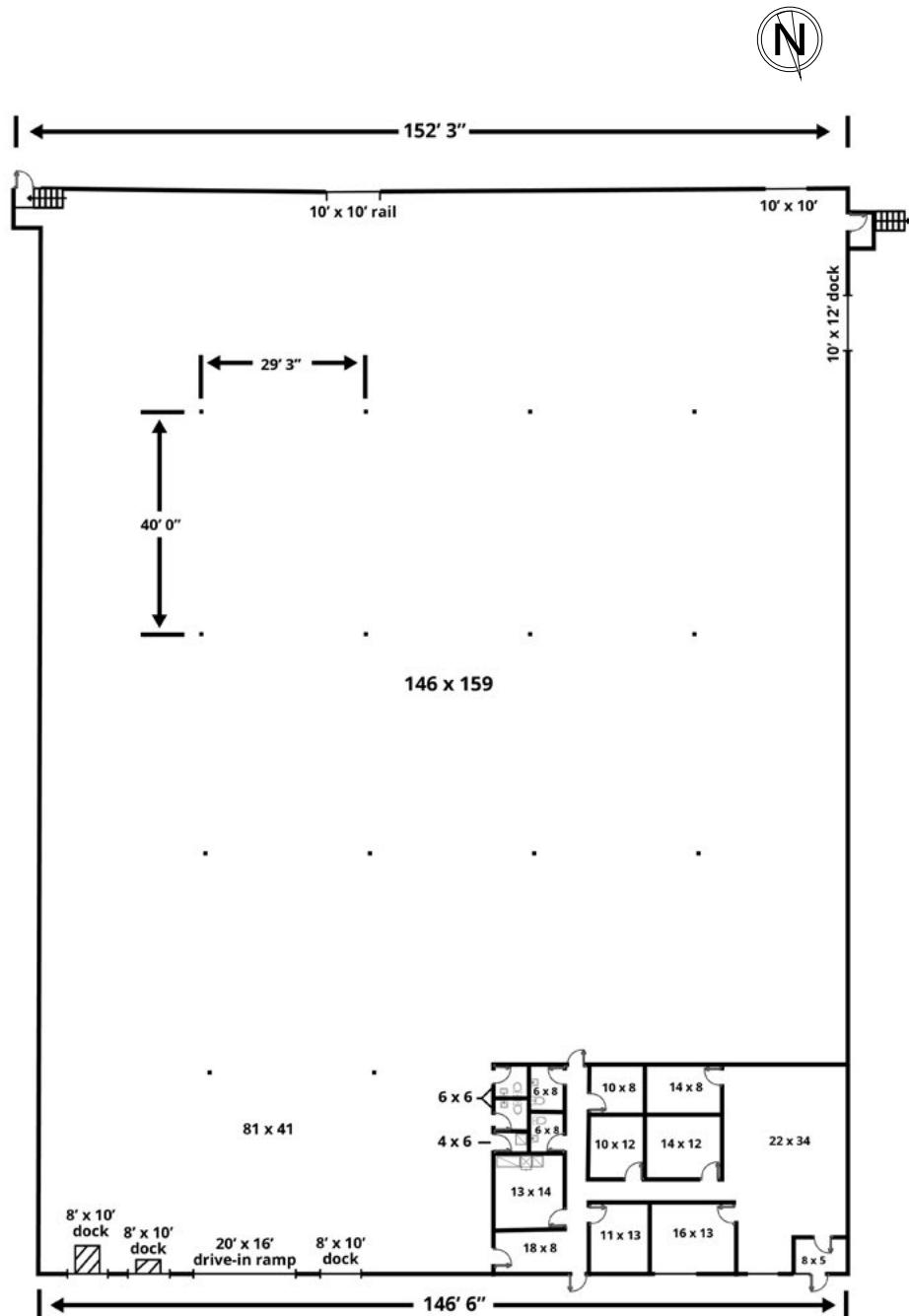
Ryan Almaleh
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Unit C

29,528 sf

Space configuration includes:

- 27,028 sf warehouse space
- 2,500 sf office space
 - (5) private offices
 - (4) private restrooms
 - Conference room
 - Reception area
 - Kitchen
- 21' -9" clear height



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Entrance



Warehouse



Warehouse



Warehouse



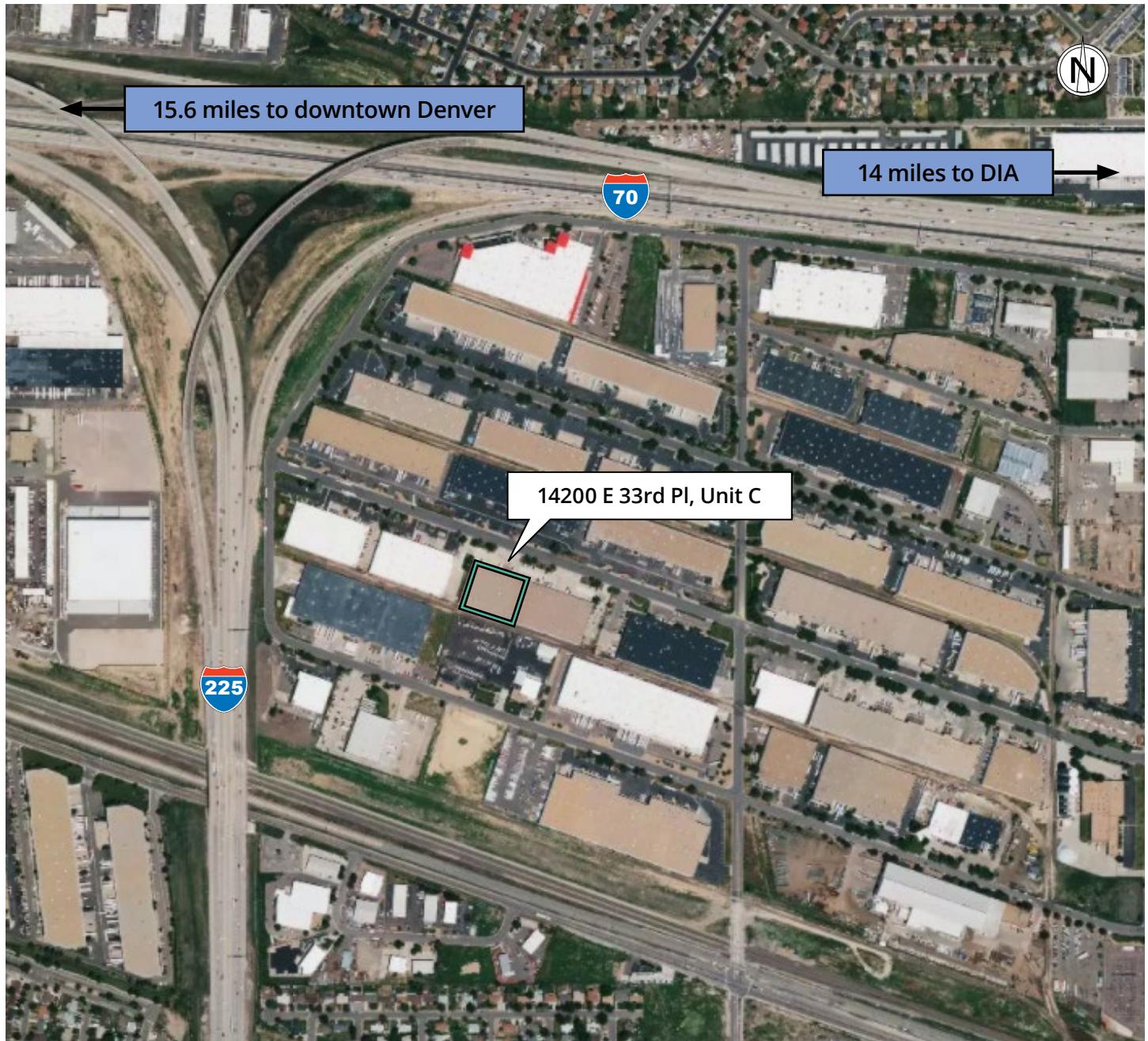
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