

FOR LEASE | 22,160 - 66,320 SF

12601 E 33RD AVE | UNIT 105 & 108 | AURORA, CO 80011



\$4.95/SF
Year 1 Rate* (Unit 105 Only)



Available SF	Unit 105: 44,160 SF Unit 108: 22,160 SF
Availability	Unit 105: Immediately Unit 108: October 1, 2026
Office	Unit 105: 3,500 SF Unit 108: Minimal
Zoning	I-1
Loading	Unit 105: 9 Dock-High Doors (Six (6) with Levelers, Drive-In Possible) Unit 108: 4 Dock-High, 1 Drive-In
Power	Unit 105: 120 / 208V (TBV) Unit 108: 400 Amps, 120/208v (TBV)
Clear Height	±22' - 24'
Sprinklers	ESFR
Column Spacing	40' x 36'7"
Rail	Rail Possible
OPEX	\$5.11/SF (2026 est.)



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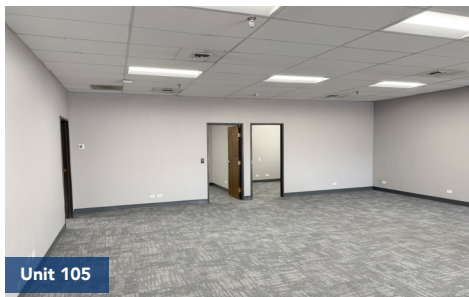


SPACE HIGHLIGHTS

- Quick access to I-70 & I-225
- Front load building
- 85' truck court depths
- 15 minute walk to Peoria Station
- Skylights
- New roof in 2025



Unit 105

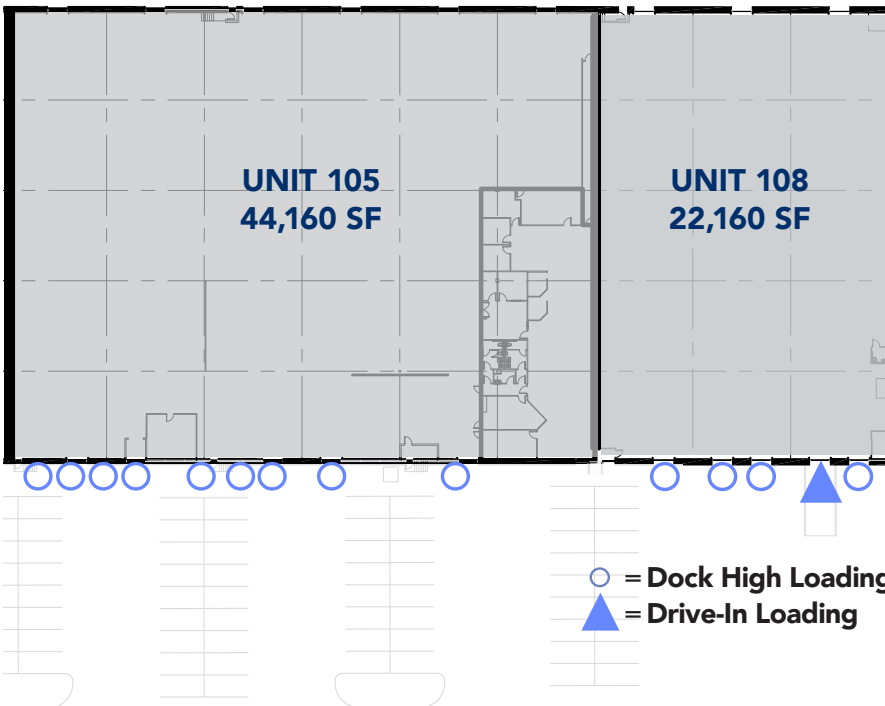


Unit 105



Unit 105

FLOOR PLANS



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