

**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

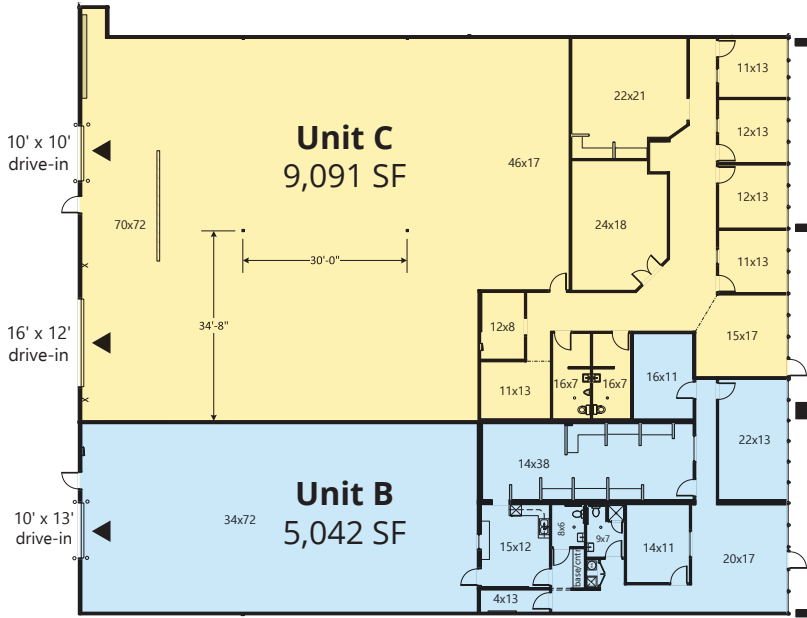
15250 E. 33rd Pl. | Unit B & C | Aurora, CO 80011

Project Size:	70,301 SF
Unit Size:	Unit B: 5,042 SF Unit C: 9,091 SF Total: 14,133 SF
Available:	Now
Lease Rate:	Contact Brokers
2026 Op Ex:	\$6.99/SF
Year Built:	1985
Sprinklers:	General Duty
Parking:	1.98:1000
Power:	400 Amps, 120/208 Volt (TBV)
Clear Height:	16'
Loading:	3 Drive-Ins (16' x 12' & 10' x 10')
City/County:	Aurora/Adams
Zoning:	I-1

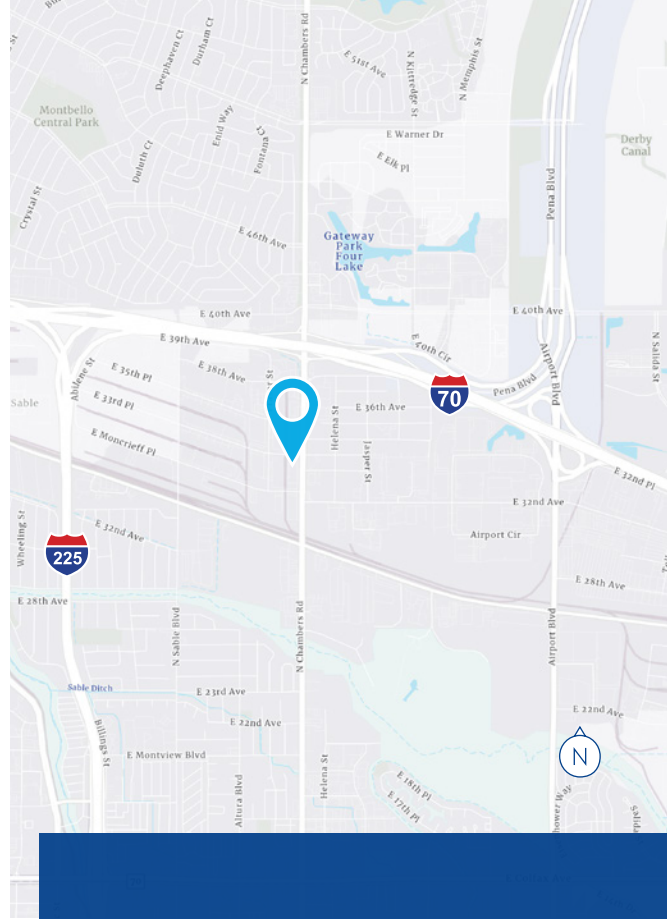


Floor Plan

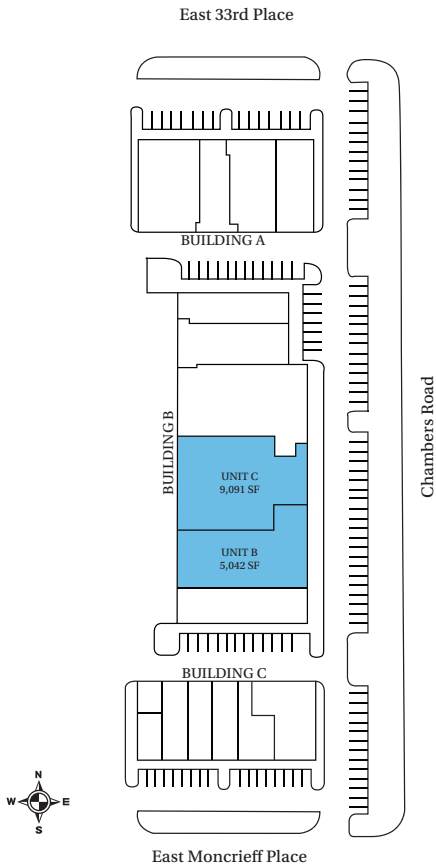
**Improvements underway
White boxing recently completed**



▲ Drive-In



Site Plan



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