

**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

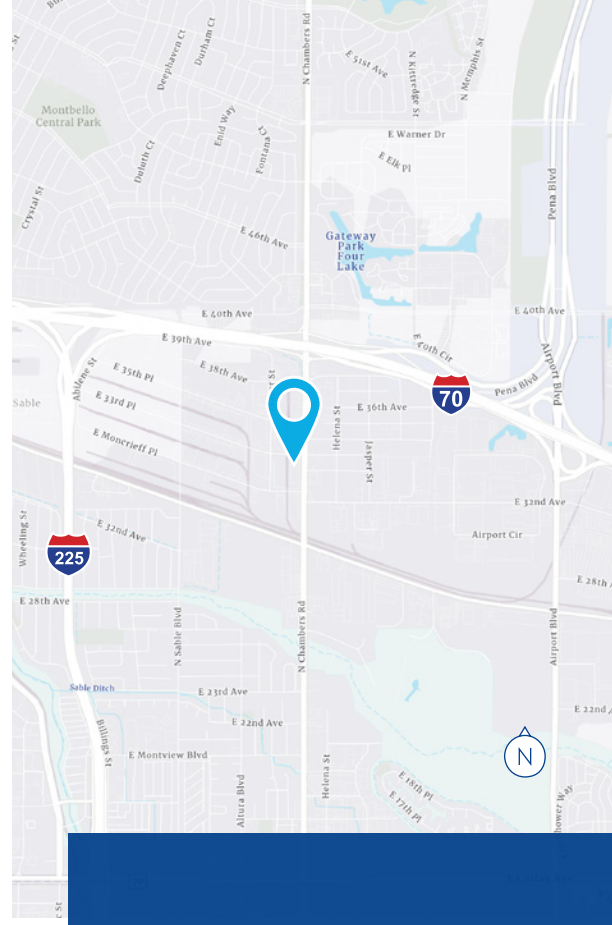
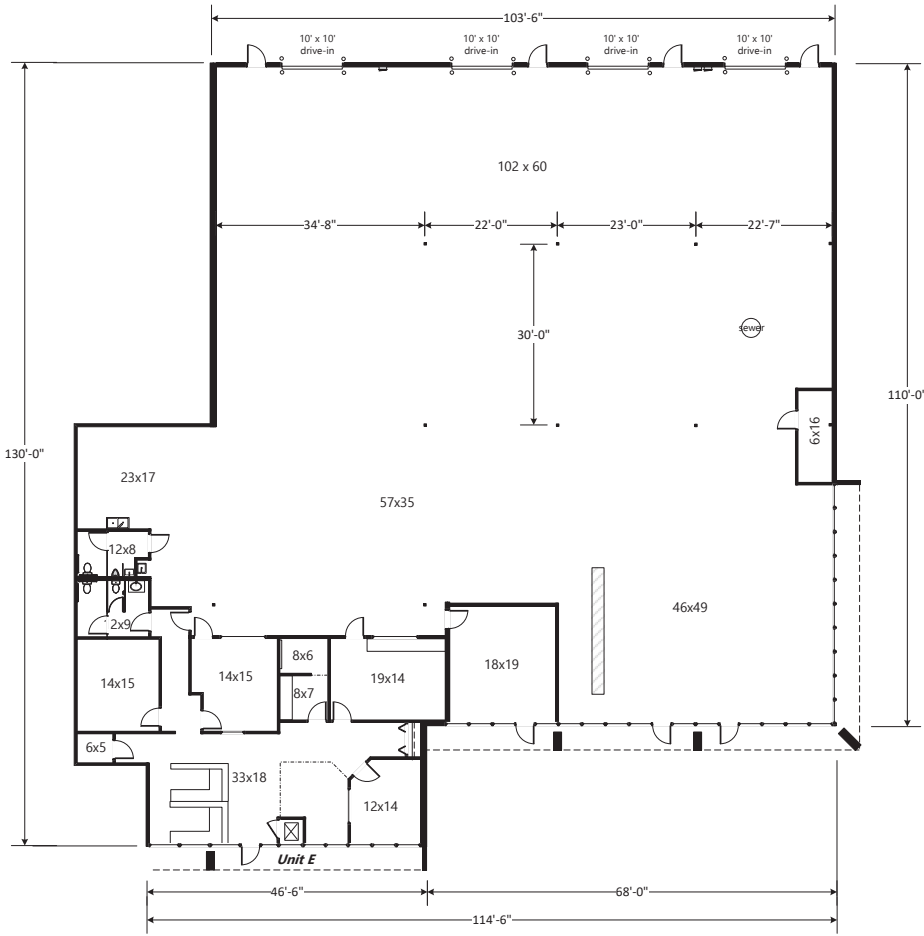
15250 E. 33rd Pl. | Unit E | Aurora, CO 80011

Project Size:	70,301 SF
Unit Size:	Unit E: 14,153 SF
Office:	25%
Available:	Immediately
Lease Rate:	\$11.75/SF
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:	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



Accelerating success.

Floor Plan



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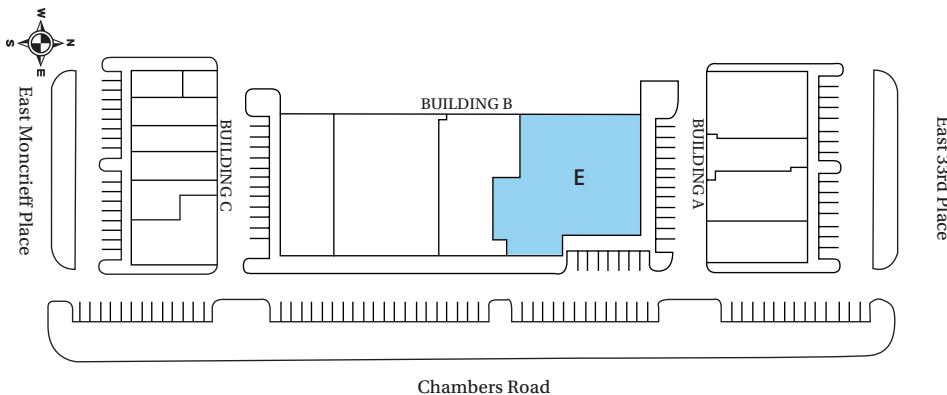
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Site Plan



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