

FOR LEASE | 44,160 SF

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



\$4.95/SF
Year 1 Rate



Available SF	44,160 SF
Available	Immediately
Office	3,500 SF
Zoning	I-1
Loading	Nine (9) Dock-High Doors <i>(Six (6) with Levelers, Drive-In Possible)</i>
Power	120 / 208V (TBV)
Clear Height	±22' - 24'
Sprinklers	ESFR
Column Spacing	40' x 36'7"
OPEX	\$4.22/SF (2025 est.)



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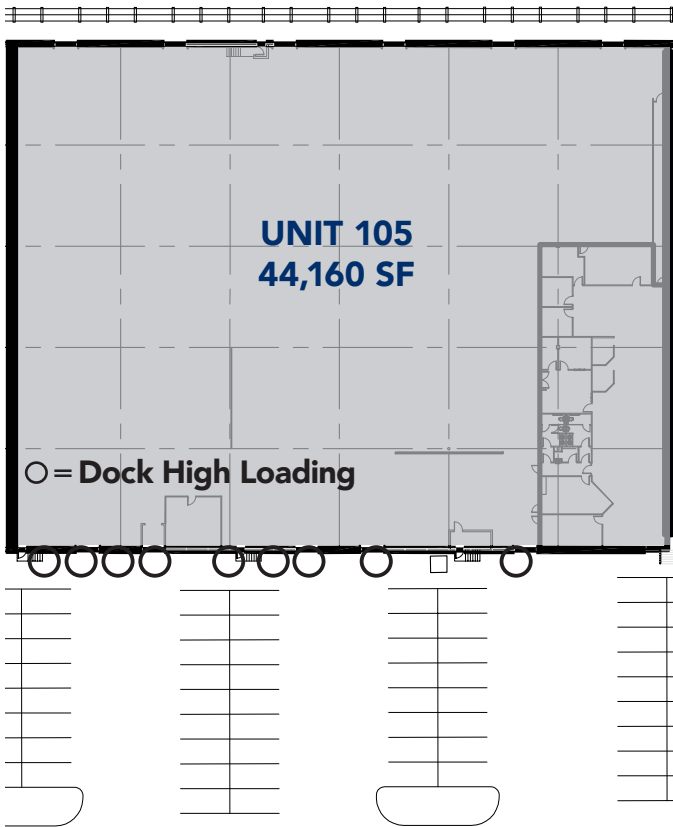


AVERAGE DRIVE TIMES

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
- Skylights
- New roof in 2025



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