

**NEW OWNERSHIP
SIGNIFICANT UPGRADES UNDERWAY**

For Lease

303 745 5800

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KEYERLEBER / RICE / SMITH

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 | Aurora, CO 80011

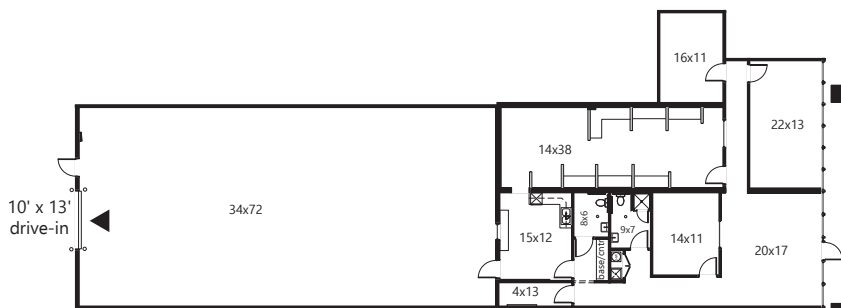
Project Size:	70,301 SF
Unit Size:	5,042 SF
Available:	Now
Lease Rate:	Contact Brokers
2026 Op Ex:	\$6.99/SF
Year Built:	1985
Sprinklers:	General Duty
Parking:	1.98:1000
Power:	200 Amps, 120/208 Volt
Clear Height:	16'
Loading:	1 Drive-In (10' x 13')
City/County:	Aurora/Adams
Zoning:	I-1



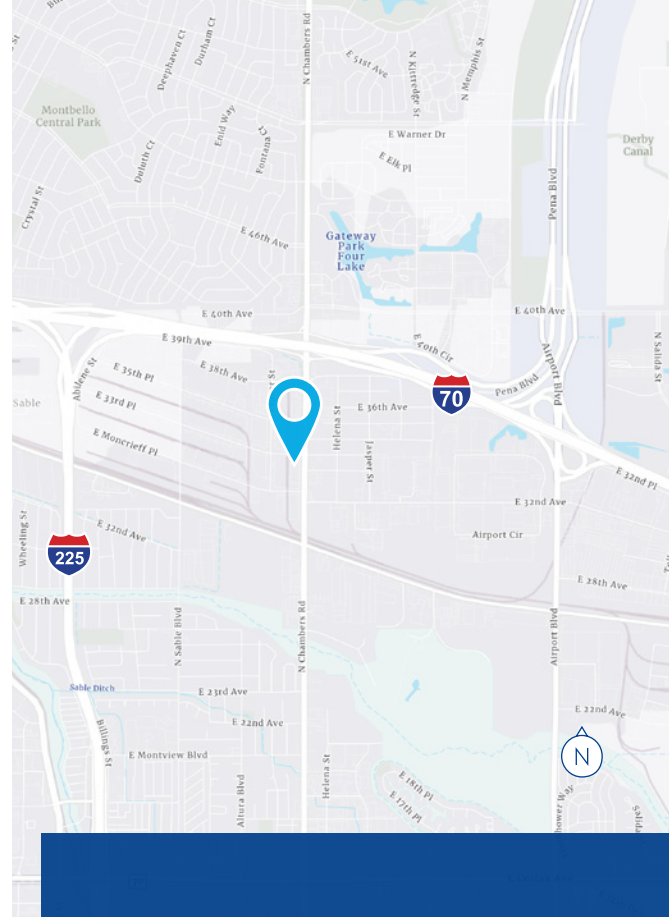
Accelerating success.

Floor Plan

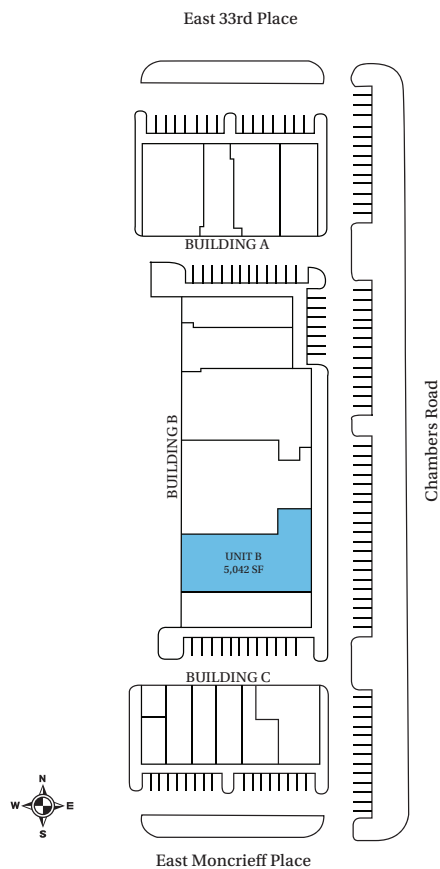
Improvements underway
White boxing recently completed



▲ Drive-In



Site Plan



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