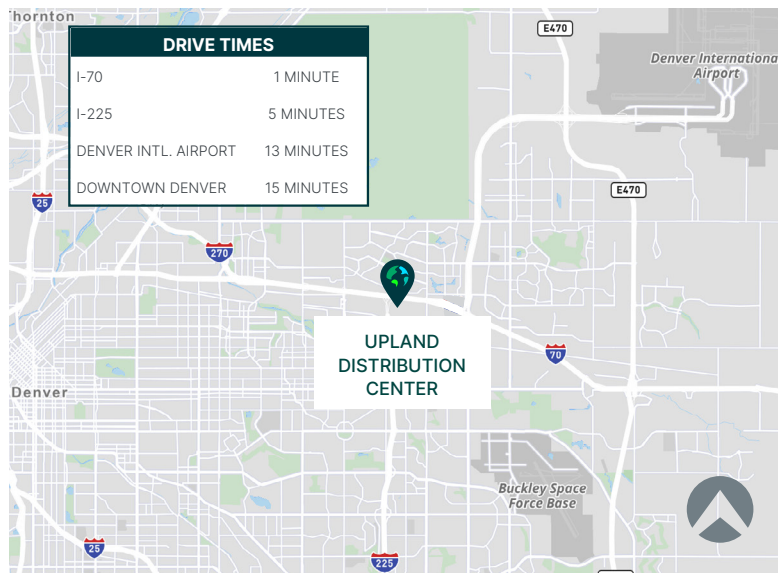


# 13,025 SF

**14200 E 35th Place, Suite 103  
Aurora, CO 80011**

Upland Distribution Center



- Easy access to I-70, I-225, I-25 and I-270
- Upland Distribution Center is strategically located in the heart of the Airport submarket with great warehouse labor in close proximity
- Amenities within a 5 minute drive include Walmart, Target, Chick-fil-A, Chipotle, Subway, Panda Express, In-N-Out & more

## Property Features

Building Size	75,400 SF
Available Space	13,025 SF
Office SF	2,360 SF
Clear Height	22'
Building Configuration	Front park/front load
Dock Doors	3 Doors
Electrical Service	200 Amps
Column Spacing	40' x 40'
Lighting	LED in office and warehouse
Sprinkler	ESFR
Car Parking Ratio	1.33/1,000 SF
OPEX	Contact Broker
Lease Rate	Contact Broker



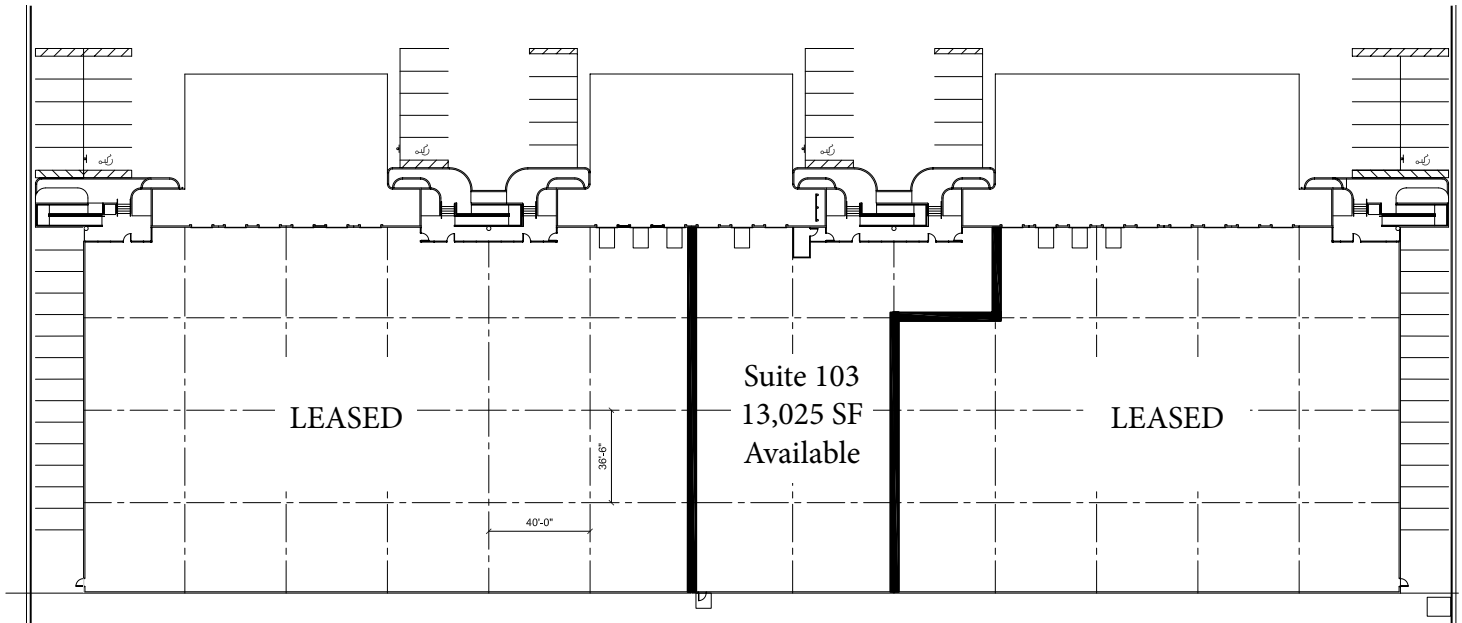
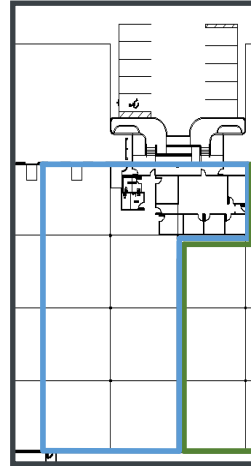
Unlock the full potential of your warehouse with one strategic, single-source partner.



## Site Plan



PLACEHOLDER - site plan redraw with marketing



## CBRE

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