

# 24,650 SF



## Industrial Space For Lease Available Immediately



### Upland Distribution Center Building 9

14800 East 35<sup>th</sup> Place, Unit 600  
Aurora, Colorado 80011 USA



#### FACILITY

- 24,650 SF with 2,000 SF of office
- Front load
- 24' clear height
- ESFR sprinkler system
- 9 Dock-high doors
- 1 Drive-in door
- Parking ratio of 2.09/1,000 SF
- Warehouse LED lighting

#### LOCATION

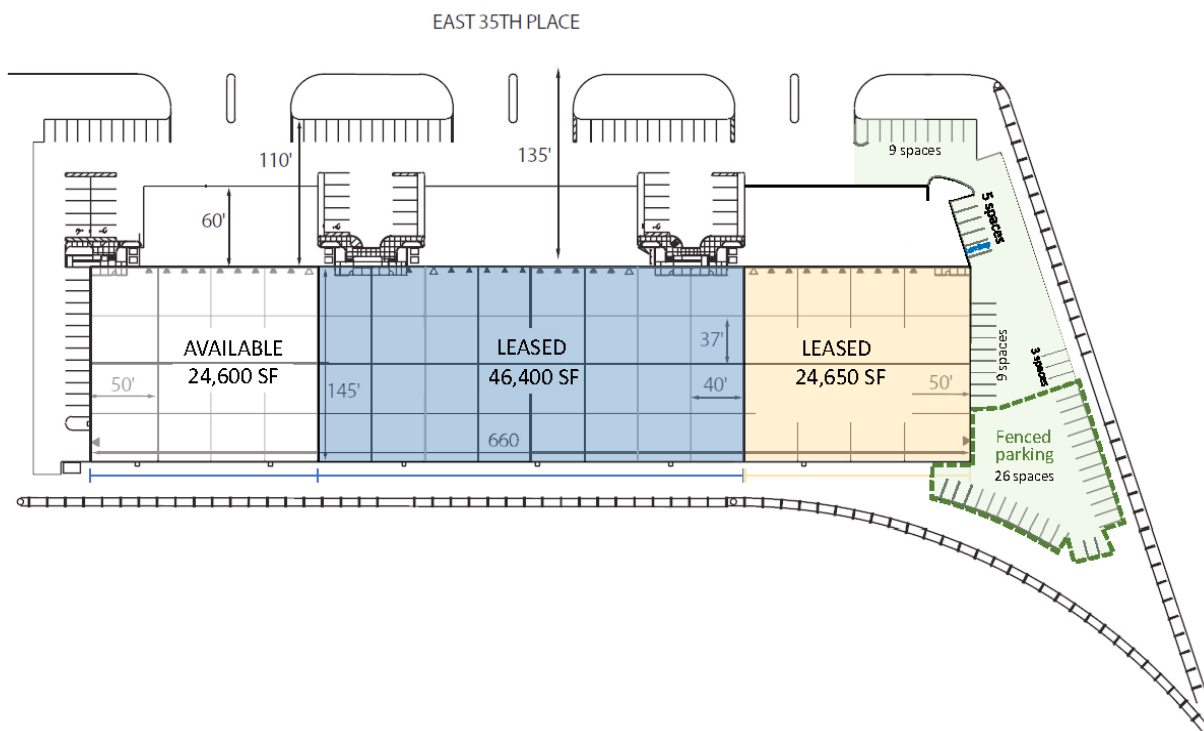
- Easy access to I-70 & I-225
- Close proximity to I-270 & I-76
- 10 miles to Denver International Airport
- 14 miles to Downtown Denver

#### ADVANTAGES AND AMENITIES

- Potential for small outdoor storage area
- Excellent access to I-70 and I-225
- Master plan Business Park
- Close proximity to restaurants and hotels

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