

**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

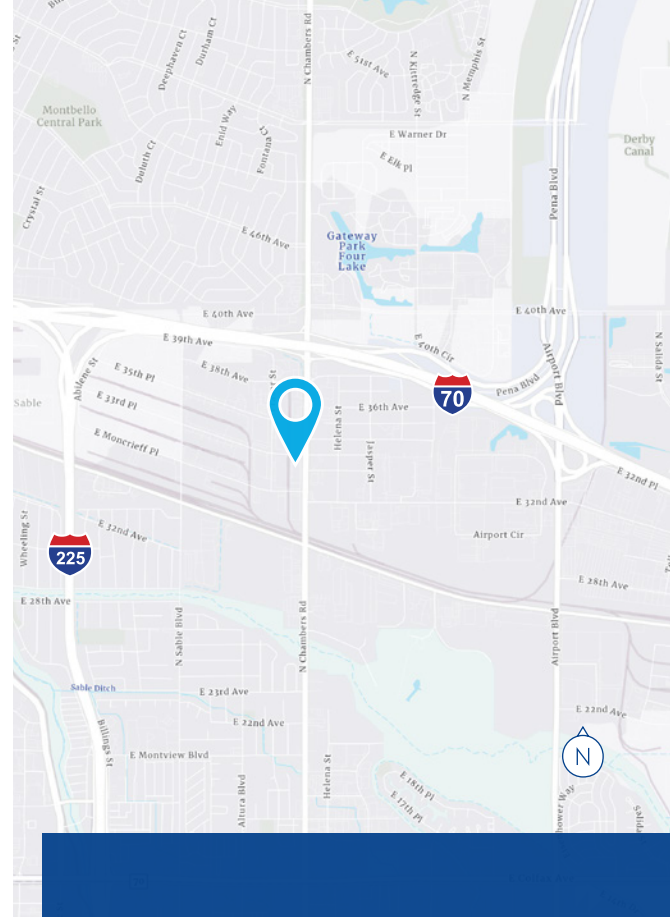
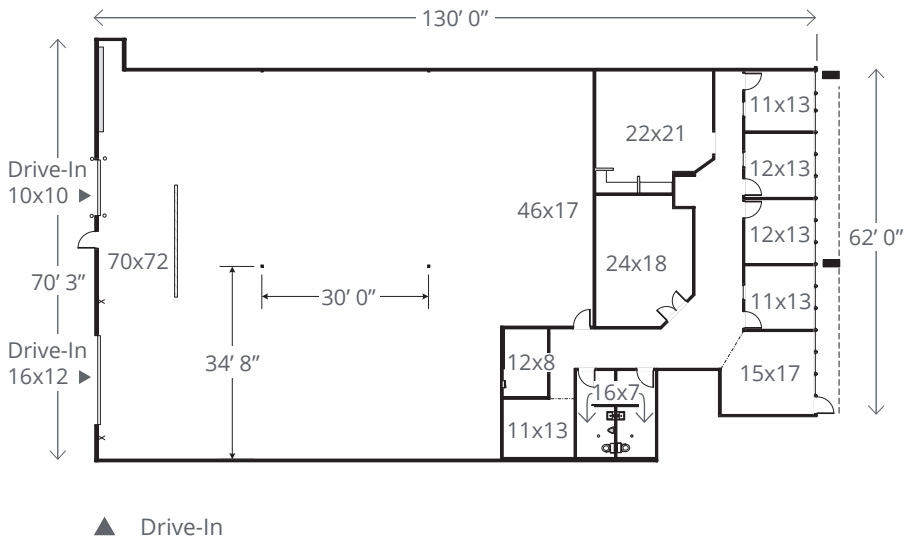
15250 E. 33rd Pl. | Unit C | Aurora, CO 80011

Project Size:	70,301 SF
Unit Size:	8,915 SF
Available:	April 1, 2026
Office:	2,905 SF
Lease Rate:	Contact Brokers
2026 Op Ex:	\$6.96/SF
Year Built:	1985
Sprinklers:	General Duty
Parking:	1.98:1000
Power:	400 Amps, 120/208 Volt (TBV)
Clear Height:	16'
Loading:	2 Drive-Ins (16' x 12' & 10' x 10')
City/County:	Aurora/Adams
Zoning:	I-1

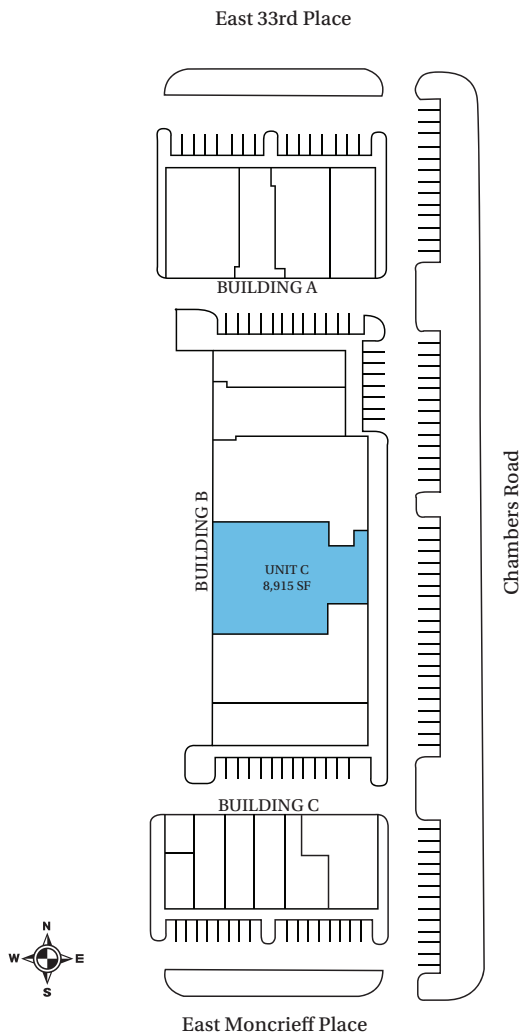


Accelerating success.

Floor Plan



Site Plan



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