



FOR LEASE 14,880 SF

7005 E. 46th Ave. Drive, Unit B
Denver, CO 80111

Features an immaculate commissary space, excellent access to Interstates 270 and 70, locker room and break room, rooftop compressors, stainless steel sinks, and floor drains.

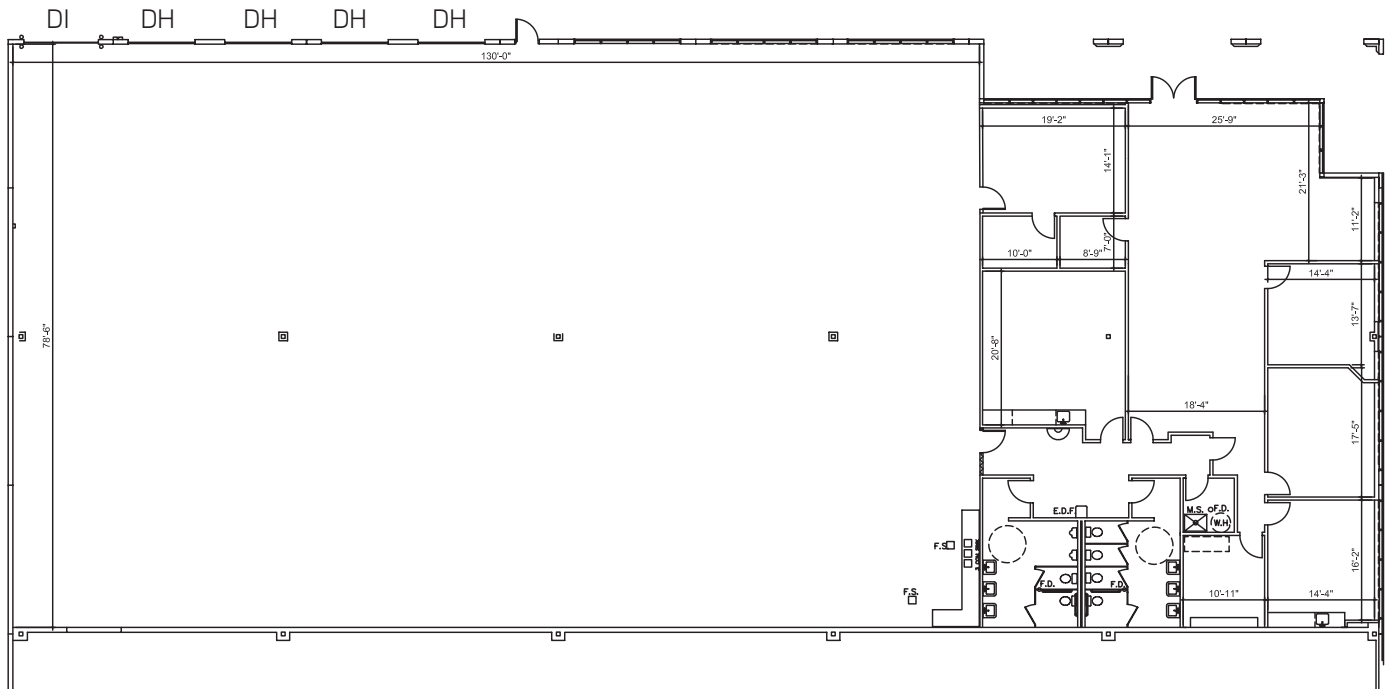
Highlights

Available SF:	14,880
Office SF:	3,820
Refrigeration SF:	± 9,500
Freezer SF:	± 300
Clear Height:	21'
Docks:	Four (4) Dock High Doors (9' x 10')
Drive-In:	One (1) Drive-In (10' x 12')
Sprinklered:	Yes
Power:	800A-277/480V
YOC:	1995
Zoning:	I-B
Parking:	16 Spaces (1 handicap)
Rate:	\$7.75/SF NNN
2018 CAM:	\$3.56/SF



7005 E. 46th Ave. Drive, Unit B
Denver, CO 80216

Space Plan



Broker Contact



T.J. Smith, SIOR
303 283 4576
tj.smith@colliers.com

Matthew Keyerleber
303 309 3522
matt.keyerleber@colliers.com

www.colliers.com

Owner Contact



John Strabel
Regional Director
8200 Park Meadows Drive, Unit 8226
Lone Tree, CO 80124
Direct: (248) 894-3974
jstrabel@firstindustrial.com

www.firstindustrial.com

All information furnished regarding the property for sale, rental or financing is obtained from sources deemed reliable. No representation is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. First Industrial Realty Trust, Inc. represents the Seller in this transaction and as such owes all duties and obligations thereto.