

11777 EAST 55TH AVENUE

Denver, CO 80239

FOR LEASE > INDUSTRIAL SPACE



86,200 SF | DIVISIBLE TO 38,200 SF OR 48,000 SF | VACANT & AVAILABLE IMMEDIATELY

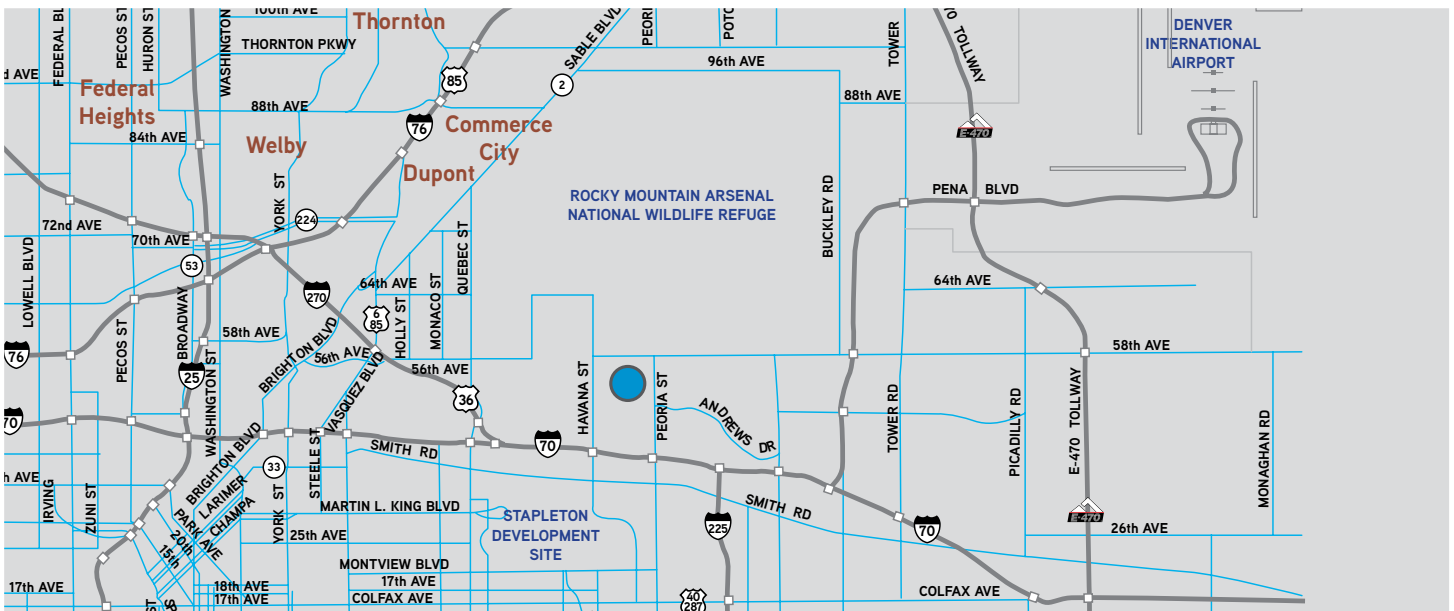
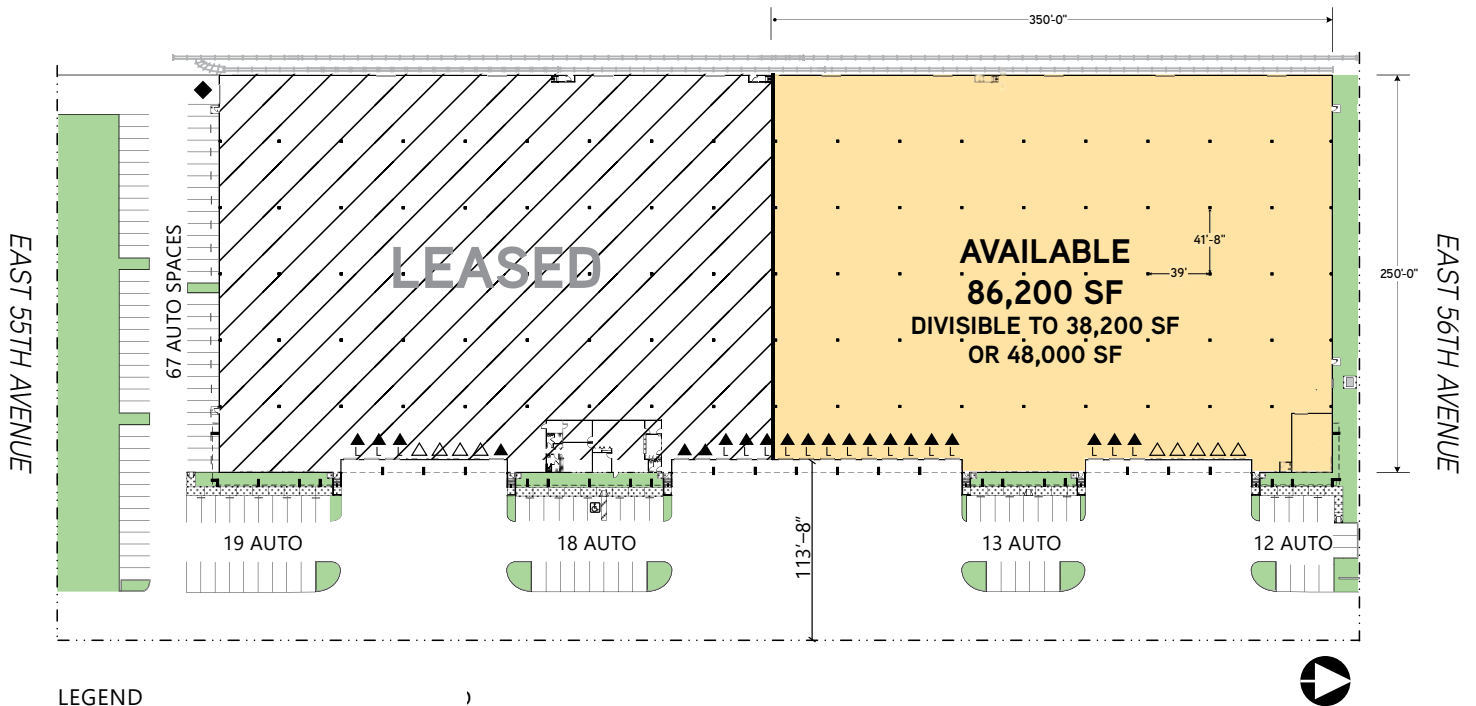
Building Amenities

- > Offices To Suit
- > Up to 17 Dock High Doors
- > Drive-In Door Possible
- > 25' Clear Height
- > Sprinkler System - 0.52/2,000 Sq. Ft.
- > 39' x 41' - 8" Column Spacing
- > 250' Building Depth
- > 277/480 Volt Power
- > Rail Served (Union Pacific)
- > 45 Auto Parking Spaces (0.52/1,000 Sq. Ft.)
- > Front Park/Front Load Design
- > I-B, UO-2 Zoning
- > Easy Access to Peña Boulevard & I-70
- > 13 Miles to DIA & 12 Miles to Downtown Denver
- > For Lease at \$4.95/SF NNN
- > \$2.50/SF Est. Operating Expenses



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