

FOR LEASE > INDUSTRIAL SPACE

Mile High Business Center



BUILDING TWO, 11551 EAST 45TH AVE. UNIT B | DENVER, COLORADO

62,614 SQ. FT.



Building Amenities

- > 2,766 SF of Office
- > Twenty-one (21) Dock High Doors (9' x 10')
- > One (1) Drive-In Door (12' x 14')
- > 32' Clear Height
- > Sprinklered - ESFR
- > Cross-Dock Configuration (320')
- > 50' x 50' Column Spacing
- > 60' Speed Bays
- > 277/480 Volt Power
- > LED Lighting with Motion Sensors
- > I-B, UO-2 Zoning
- > 10.8 Miles to DIA & 9.3 Miles to Downtown
- > Excellent I-70 & Havana/Peoria Access
- > For Lease at \$6.95/SF NNN
- > \$3.49/Sq. Ft. Est. Operating Expenses

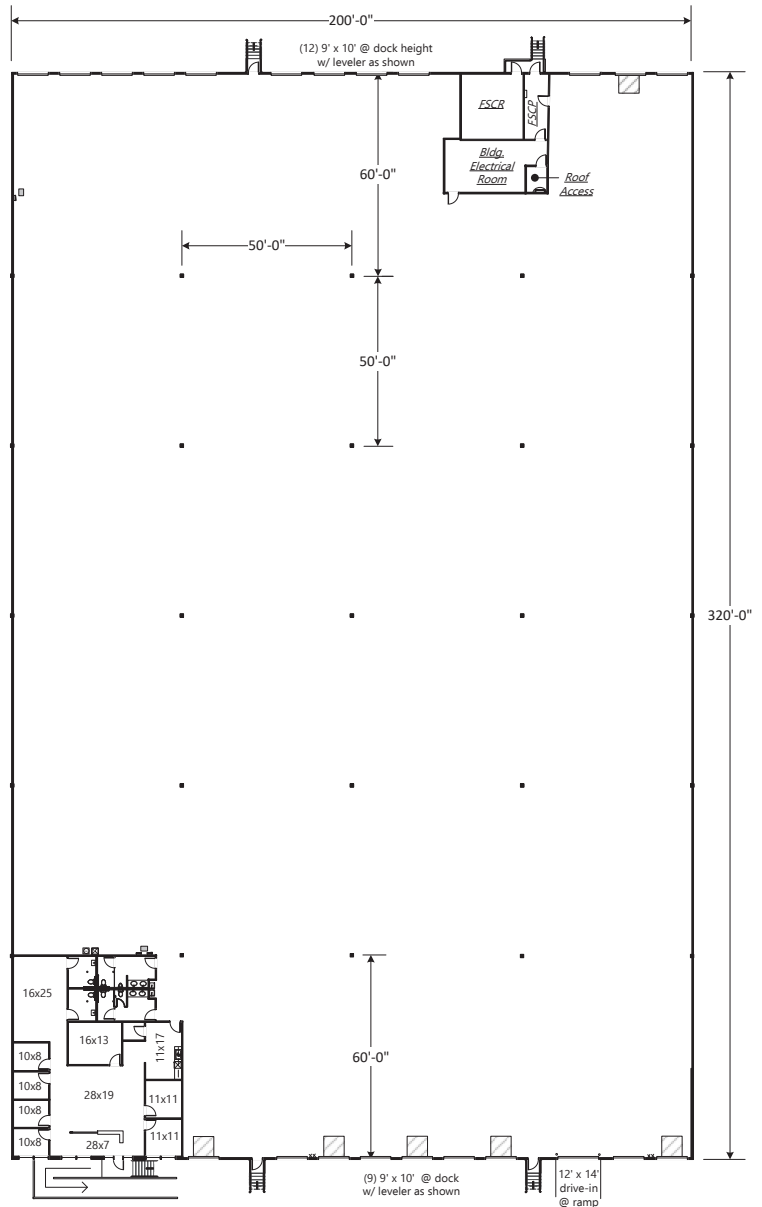
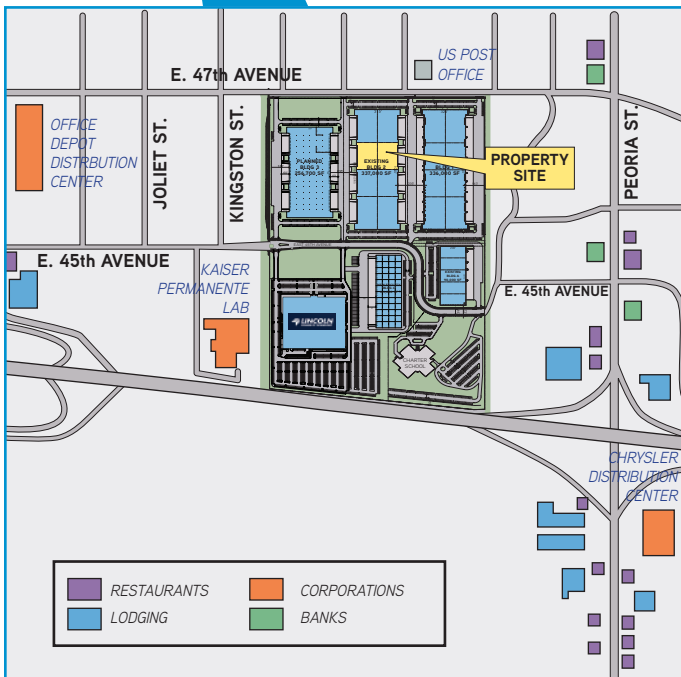
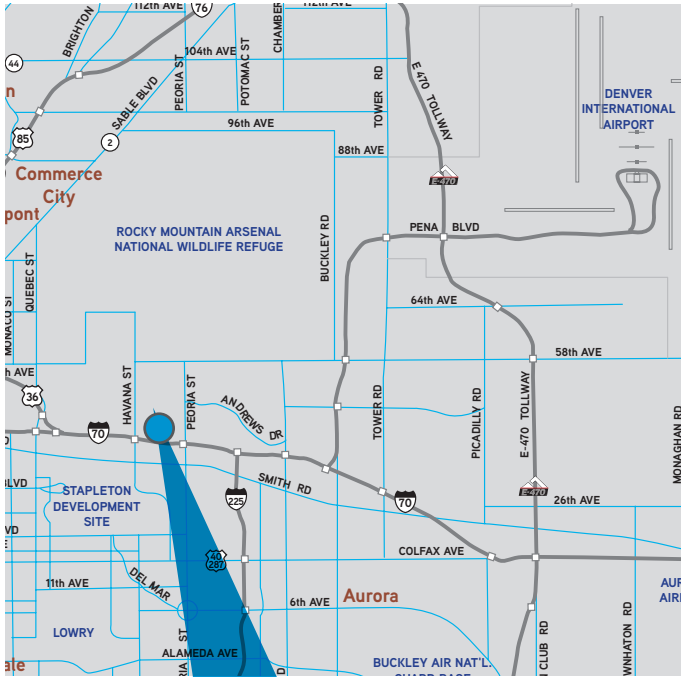
 CLARION PARTNERS

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Building Two, 11551 East 45th Avenue > Site Plan

> Map > Aerial



CP CLARION PARTNERS

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