

FOR LEASE > INDUSTRIAL SPACE

Mile High Business Center

BUILDING FOUR, 11198 EAST 45TH AVE. | DENVER, COLORADO



27,402 SQ. FT.



Building Amenities

- > 2,628 SF of New Office
- > Four (4) Dock High Doors (9' x 10')
- > One (1) Drive-In Door (12' x 14')
- > 32' Clear Height
- > Sprinklered - ESFR
- > 50' x 52' Column Spacing
- > 60' Speed Bay
- > 277/480 Volt Power

SPEC OFFICE UNDER CONSTRUCTION

- > 1:1,254 SF Parking Ratio
- > 12 Trailer Parking Stalls
- > 130' Truck Court
- > I-B, UO-2 Zoning
- > Available approx. March 1, 2018
- > Excellent I-70 & Havana/Peoria Access
- > For Lease at \$6.95/SF NNN
- > \$2.22/Sq. Ft. Est. Operating Expenses

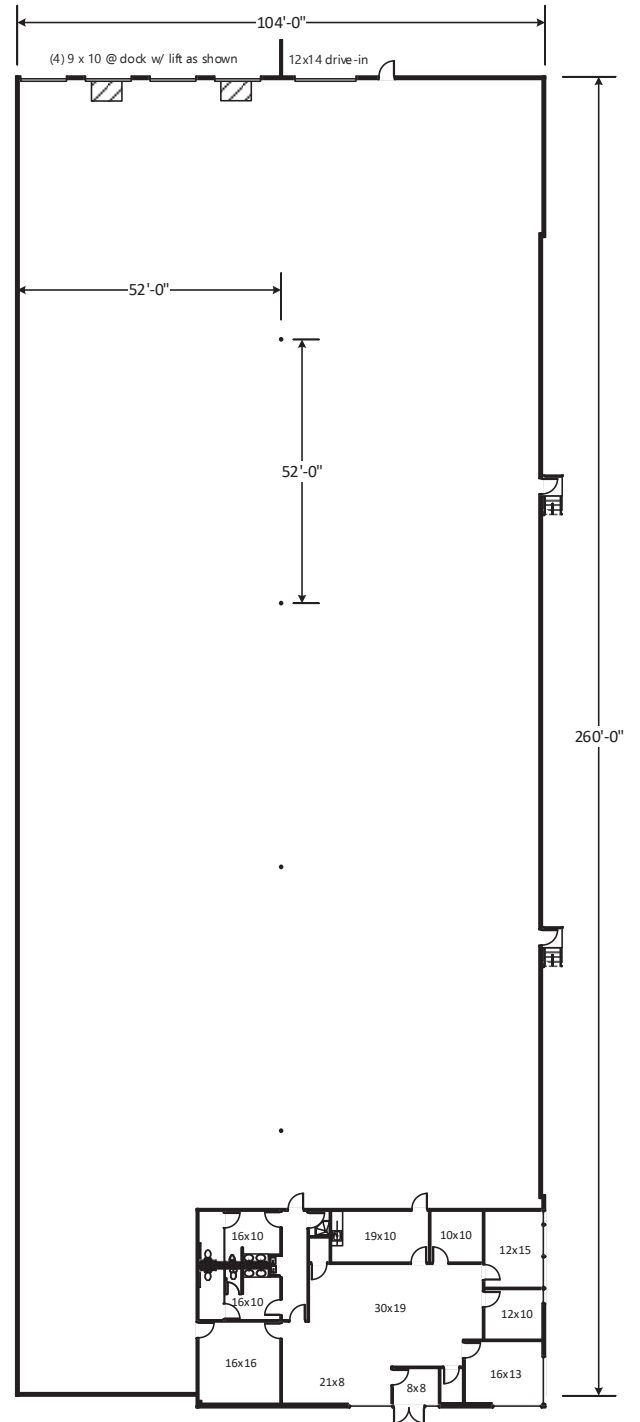
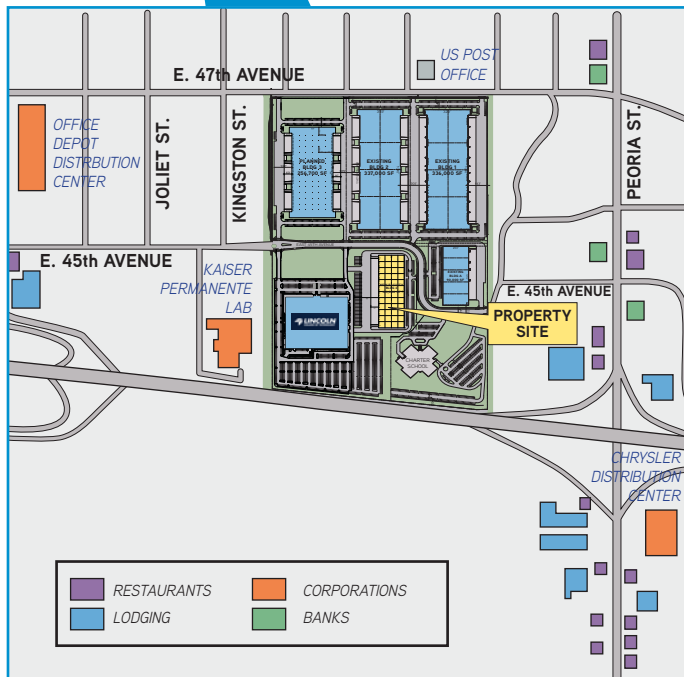
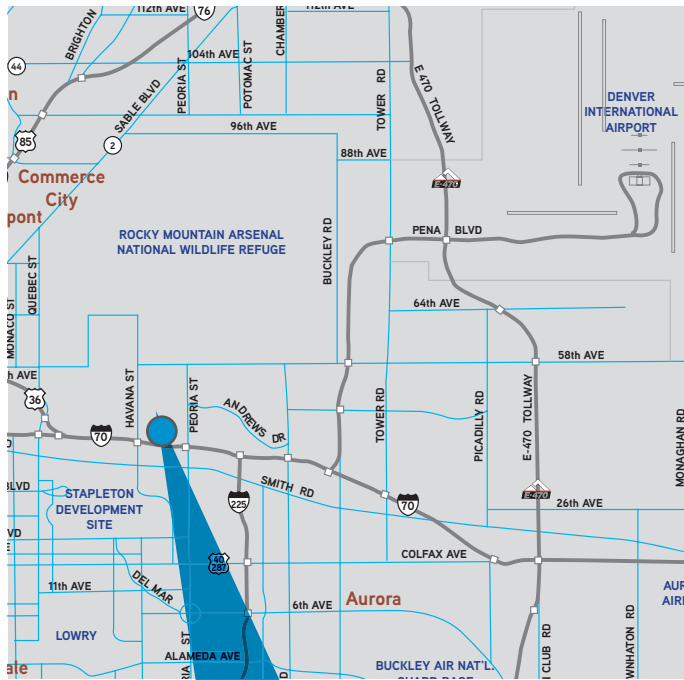
 CLARION PARTNERS

AGENT: THOMAS B. STAHL, SIOR
303 745 5800 | MAIN
303 283 4572 | DIR
tom.stahl@colliers.com

COLLIERS INTERNATIONAL
4643 South Ulster St., Suite 1000
Denver, CO 80237
www.colliers.com

Building Four, 11198 East 45th Avenue > Site Plan

> Map > Aerial



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Mile High Business Center

BUILDING FOUR, 11198 EAST 45TH AVE. (FORMERLY KNOWN AS 11550 E. 45TH AVE.),
DENVER, COLORADO

163,000 SQ. FT. - DIVISIBLE TO 40,560 SQ. FT.



Building Amenities

BUILDING SHELL COMPLETE

- > Offices Built-To-Suit
- > 33 Dock High Doors (9' x 10')
- > Two (2) Drive-In Doors (12' x 14')
- > 32' Clear Height
- > Sprinklered - ESFR
- > 50' x 52' Column Spacing
- > 60' Speed Bay
- > 277/480 Volt Power
- > 130 Parking Spaces
- > 12 Trailer Parking Stalls
- > 130' Truck Court
- > I-B, UO-2 Zoning
- > Building Shell Complete
- > I-70 & Havana/Peoria Access
- > For Lease on a Quote Basis
- > \$2.05/Sq. Ft. Est. Operating Expenses

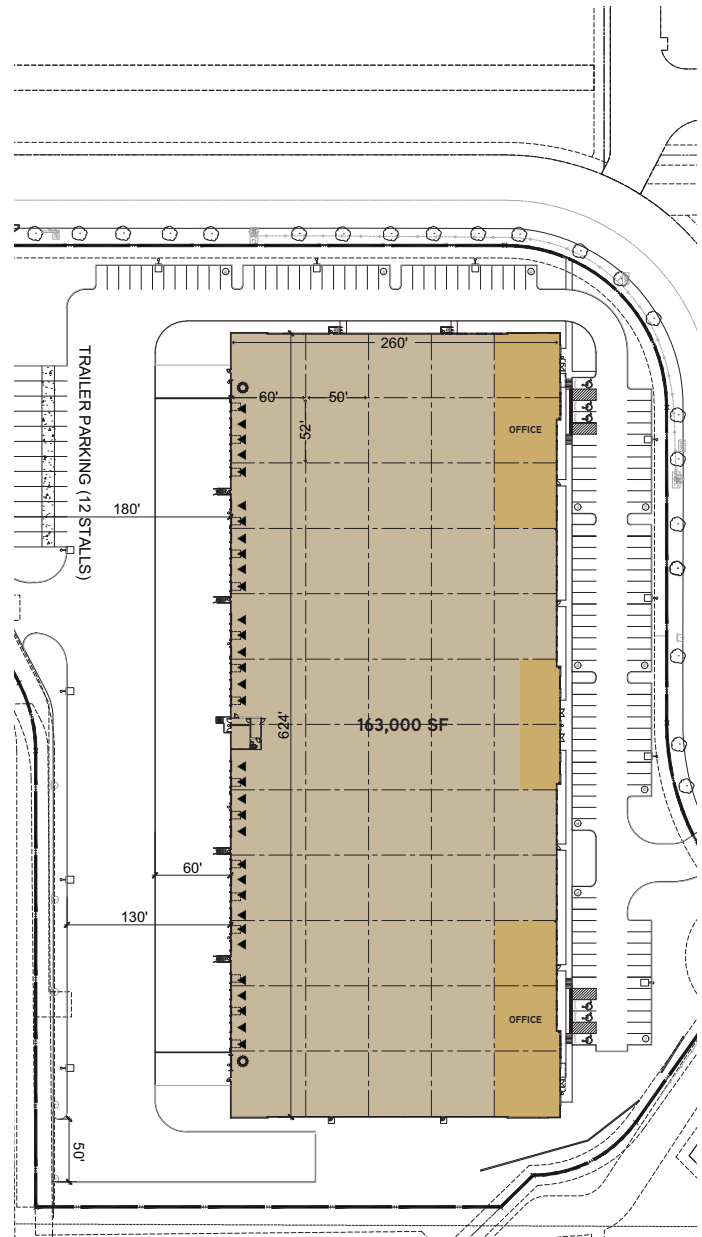
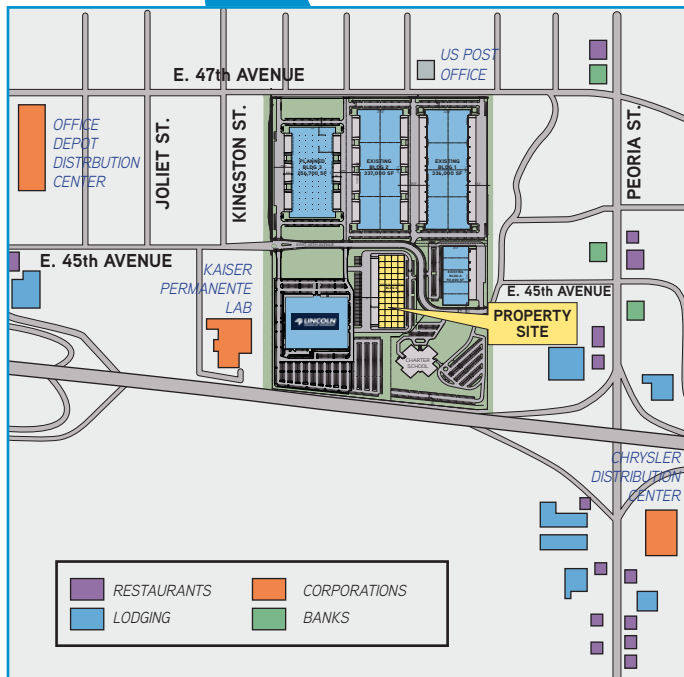
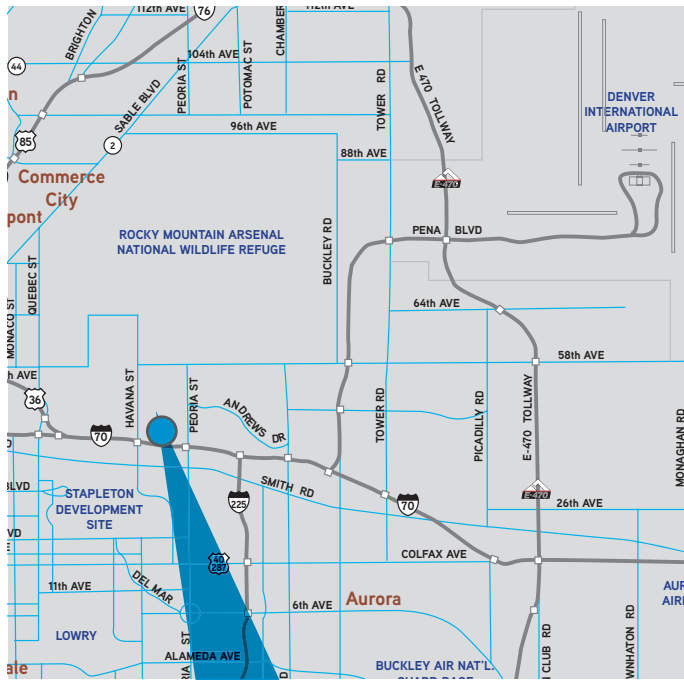
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