

INDUSTRIAL WAREHOUSE /MANUFACTURING  
FOR LEASE

11333 East 55th Ave.

UNIT A, DENVER, CO 80239



## Building Information

- › Available: 10,800 Sq. Ft.
- › Office: 950 Sq. Ft.
- › Clear Height: 22'-24'
- › Loading: Three (3) - 8' x 10' Dock Doors,  
One (1) - 12' x 14' Drive-In Doors
- › Column Spacing: 32' x 43'-6"
- › Sprinkler: Upgraded to Class IV (0.64 GPM/2,030 Sq. Ft.)
- › Electrical: 277/480 Volts
- › YOC: 1984
- › Zoning: I-B
- › Available: March 1, 2018
- › Lease Rate: \$6.95/Sq. Ft. NNN
- › Est. 2017 Expenses: \$2.07/Sq. Ft.

## Highlights

- › Dock high and grade level loading
- › End cap unit
- › 9% office buildout
- › Upgraded sprinkler system
- › Excellent access to I-70, I-270 and DIA

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## Contact Us

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## Unit A 10,800 SF

