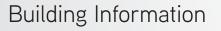
Colliers International

INDUSTRIAL WAREHOUSE /MANUFACTURING FOR LEASE



11333 East 55th Ave. UNIT A & B, DENVER, CO 80239



KA

>	Available:	30,860 Sq. Ft.
>	Office:	3,810 Sq. Ft.
>	Clear Height:	22'-24'
>	Loading:	Five (5) - 8' x 10' Dock Doors, Two (2) - 10' x 10' 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:	\$5.75/Sq. Ft. NNN
>	Est. 2017 Expenses:	\$2.07/Sq. Ft.

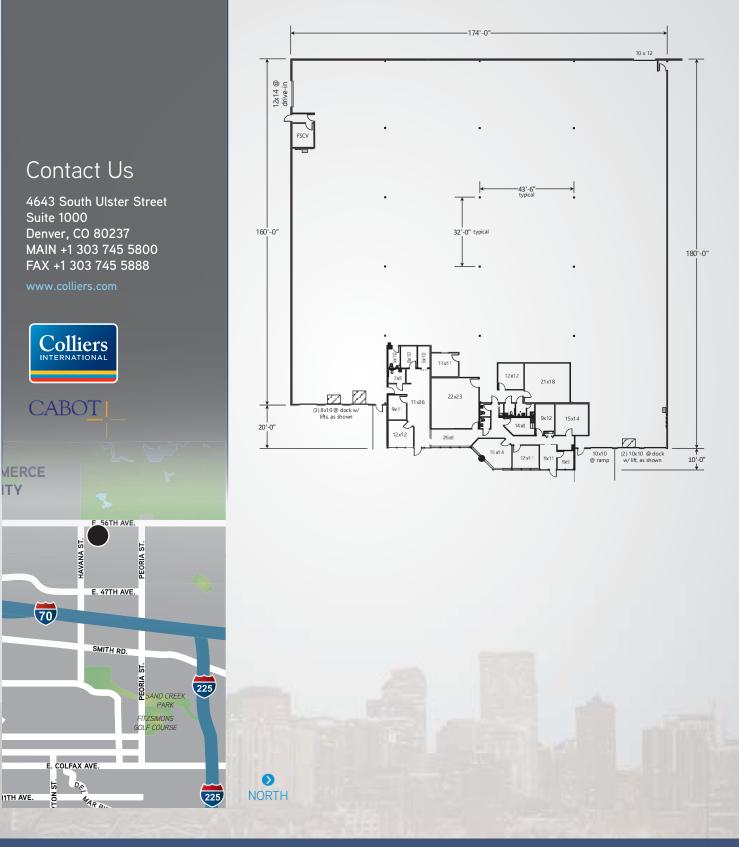
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Highlights

- Dock high and grade level loading
- > End cap unit
- > 12% office buildout
- > Upgraded sprinkler system
- Excellent access to I-70, I-270 and DIA

11333 East 55th Avenue Unit A & B Denver, CO 80239

Unit A & B 30,860 SF



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