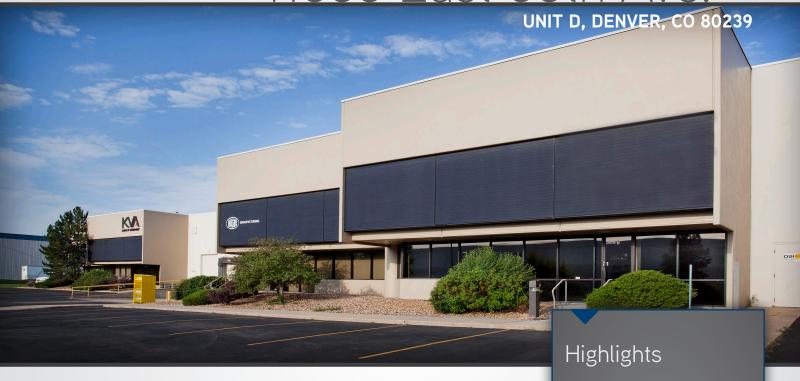


## INDUSTRIAL WAREHOUSE /MANUFACTURING FOR LEASE

11333 East 55th Ave



## **Building Information**

Available: 18,966 Sq. Ft.

> Office: 1,756 Sq. Ft.

Clear Height: 22'-24'

> Loading: Two (2) - 8' x 10' Dock Doors and

One (1) - 10' x 12' Drive-In Door

> Sprinkler: Upgraded to Class IV (0.64 GPM/2,030 Sq. Ft.)

Electrical: 225 Amps, 277/480 V with Step Down to 120/208 V

> YOC: 1984

> Zoning: I-B

Available: June 1, 2018

> Lease Rate: \$6.50/Sq. Ft. NNN

> Est. 2018 Expenses: \$1.86/Sq. Ft.

- Dock High and Grade Level Loading
- New Energy Efficient Lights with Motion Sensors
- New Dock Shelters

T.J. SMITH, SIOR 303 745 5800 | MAIN 303 283 4576 | DIR tj.smith@colliers.com THOMAS B. STAHL, SIOR 303 745 5800 | MAIN 303 283 4572 | DIR tom.stahl@colliers.com

Accelerating success.

