

INDUSTRIAL WAREHOUSE /MANUFACTURING
FOR LEASE

11333 East 55th Ave.

UNIT D, DENVER, CO 80239



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.

Highlights

- › 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.

11333 East 55th Avenue
Unit D
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Contact Us

4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888

www.colliers.com

