

INDUSTRIAL WAREHOUSE /MANUFACTURING
FOR LEASE

CABOT

11333 East 55th Ave.

UNIT B, DENVER, CO 80239



Building Information

- › Available: 20,060 Sq. Ft.
- › Office: 2,860 Sq. Ft.
- › Clear Height: 22'-24'
- › Loading: Two (2) - 8' x 10' Dock Doors,
One (1) - 10' x 10' Drive-In Door
- › 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: \$5.95/Sq. Ft. NNN
- › Est. 2017 Expenses: \$2.07/Sq. Ft.

Highlights

- › Dock high and grade level loading
- › 14% office buildout
- › Upgraded sprinkler system
- › Excellent access to I-70, I-270 and DIA

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Accelerating success.

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Unit B 20,060 SF

