

INDUSTRIAL SPACE  
FOR LEASE

# I-70/270 Business Center

DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE



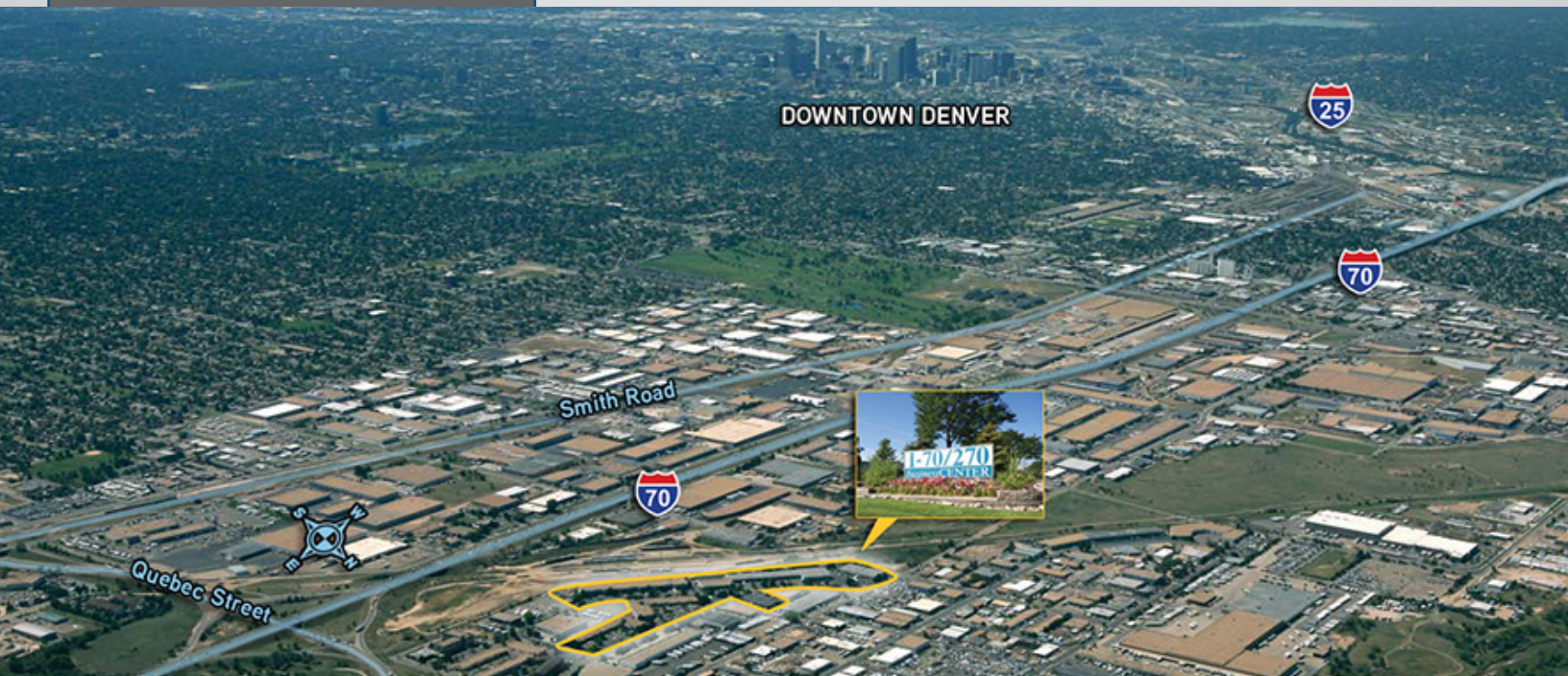
I-70/270 Business Center is an 8-building multi-tenant industrial complex located in the Northeast Denver submarket. The property is located along the I-70 industrial corridor between downtown Denver and the Denver International Airport. Surrounding amenities include the exciting Stapleton residential and retail redevelopment along with Dick's Sporting Goods Park, which is home to the Colorado Rapids professional soccer team. Also, access to the Denver International Airport is convenient due to the properties' close proximity to Peña Boulevard via I-70.



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## PROPERTY OVERVIEW

- > Site Size: 17.7 Acres
- > Rentable Area: 314,078 SF
- > Lease Rate: \$6.95-\$8.00/SF NNN
- > Op. Expenses: Varies Per Building
- > City: Denver
- > County: Denver
- > Zoning: I-B, Light Industrial
- > Parking: 1.09-2.15:1,000
- > Ceiling Height: 14'-22'

## Contact Us

COLLIERS INTERNATIONAL  
DENVER

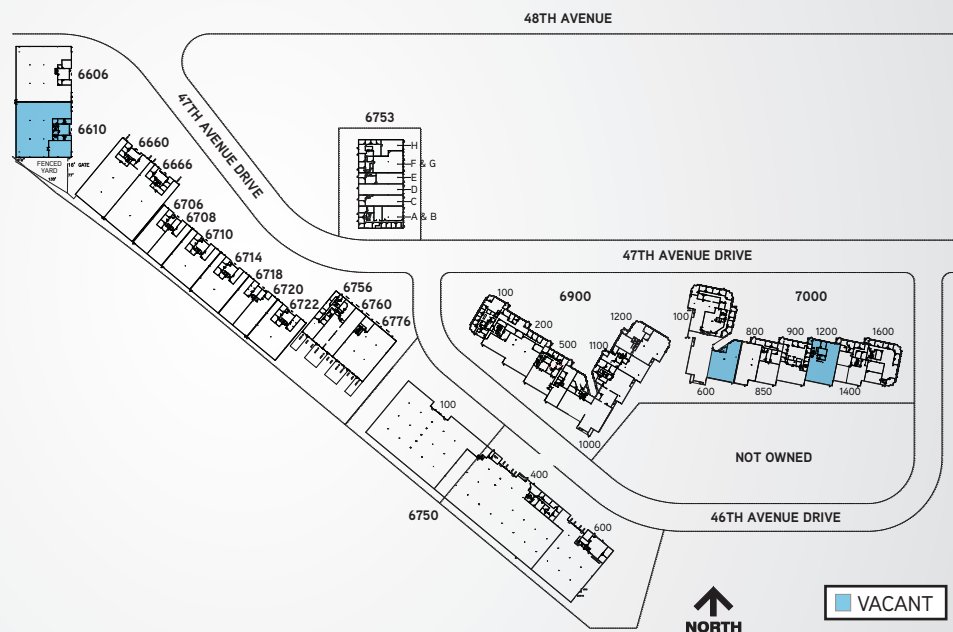
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## Availability

BUILDING	UNIT	SF	NNN RATE	EXPENSES	GROSS MONTHLY	CLEAR HEIGHT	SPRINKLER
6610		14,400	\$6.95/SF	\$2.56/SF	\$11,412.00	18'6"	No
7000	600 E	4,714	\$7.50/SF	\$3.18/SF	\$4,195.46	13'	No
7000	900	5,648	\$8.00/SF	\$3.18/SF	\$5,262.05	13'	No