



50 South Kalamath Street, Denver, CO

FINAL MILE AT KALAMATH

PRIME I-25 LOCATION | DENVER, CO

Building SF	212,000 SF
Lot Size	6.46 Acres (281,448 SF)
Available	50,000–212,000 SF
Rate	Negotiable
Expenses	\$0.54/SF
Power	3-Phase, 277/480 V (TBV)
Sprinklered	Yes
Clear Height	16'–34'
Loading	Up to 52 Docks; 8 Drive-In
YOC	1960
Taxes	\$102,102.38 (2017)
Zoning	I-A

WWW.FINALMILEATKALAMATH.COM

50,000-212,000 SF AVAILABLE



TIM SHAY
303 283 4594
tim.shay@colliers.com

TYLER RYON
720 833 4612
tyler.ryon@colliers.com

50 SOUTH KALAMATH STREET PROXIMITY MAP



AVAILABLE: 50,000 – 212,000 SF

SUITES	SF	OFFICE	CLEAR HEIGHT	LOADING
A	±62,000	12,000	34'	Eleven (11) Interior Docks; Five (5) - 24'x15', One (1) - 14'x19'
B	±57,000	BTS	16'	Nine (9) Docks
C	±50,400	BTS	16'	Fourteen (14) Docks
D	±43,500	BTS	16'	Four (4) Interior Docks; Two (2) - 23'x14' Drive-Ins



50 South Kalamath Street, Denver, CO | Prime Final Mile Location

PROPOSED REDEVELOPMENT



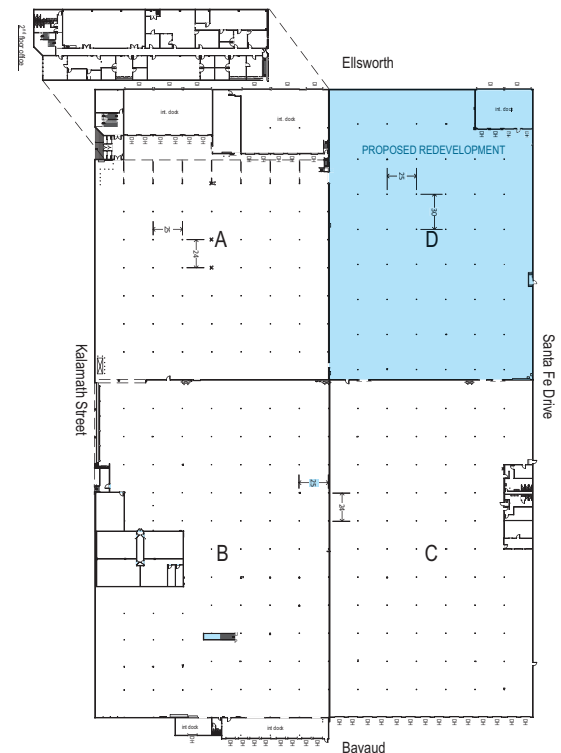
PROPERTY HIGHLIGHTS

Well over 100 off-street parking spaces with non-metered street parking available.

Located within the Denver Enterprise Zone and eligible for the following credits:

- EZ - Investment Tax Credit: Businesses investing in Enterprise Zones through business personal property can earn a 3% tax credit. Special rules for renewable energy equipment apply.
- EZ - Job Training: Companies that implement a qualified job-training program for their enterprise zone employees may earn an income tax credit of 12% of their eligible training costs.
- EZ - New Employee Credit: Businesses increasing their workforce may earn a state income tax credit \$1,100 per net new employee.
- EZ - Employer Sponsored Health Insurance: Offers businesses \$1,000 per net new employee insured under a qualified health plan for which the employer pays at least 50% of the cost. This credit is available for the first two years the business is located in an enterprise zone.
- EZ - Research and Development Tax Credit: Businesses conducting research and development may earn a 3% tax credit on the increase in such expenditures as compared to that of the prior 2 years.
- EZ - Commercial Vehicle Investment Tax Credit: Investment in commercial trucks, truck tractors, tractors, or semitrailers, and associated parts registered in Colorado and based and used in an EZ may earn the taxpayer a 1.5% credit.

SITE PLAN





TIM SHAY
303 283 4594
tim.shay@colliers.com

TYLER RYON
720 833 4612
tyler.ryon@colliers.com

WWW.FINALMILEATKALAMATH.COM

50 South Kalamath Street, Denver, CO | Prime Final Mile Location

No warranty or representation is made as to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.