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Property Tour:  
<https://vimeo.com/371950696>

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FOR LEASE > INDUSTRIAL SPACE

# 1485 E. 61st Avenue

DENVER, COLORADO



**SUBLEASE: \$5.95 PSF NNN**



## Building Information

Property Tour:  
<https://vimeo.com/371950696>

Building SF:	189,120 SF	Loading:	17 Docks (8'x9') 2 Drive-In's (12'x16') & (20'x16')
Lot Size:	13.81 Acres Fenced	Columns:	Varies
Parking:	Abundant Plus Trailer Parking	Freezer/Cooler:	±35,000 SF Freezer; ±4,000 SF Cooler
Sprinklered:	Yes, Wet	Taxes:	\$148,217.00 (2019)
Ceiling Height:	17'-18' in Middle Warehouse 24' in West Warehouse	Location:	Central & Commerce City with Easy Access to I-25 and Other Highways
Office:	±9,350 Administrative Offices Mens & Womens Locker Rooms	Power:	3-Phase-Heavy
Zoning:	I-2 Heavy Industrial	Rail:	3 Rail Doors, 2 Rail Spurs, Serviced by UP or BNSF, Up to 8 Rail Cars Possible

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Location Overview

With direct access to Interstate 25 via Washington Street and East 58th Avenue, 1485 East 61st Avenue is conveniently centered near excellent shopping, recreation, entertainment and dining. The surrounding area has already seen abundant residential and commercial growth. With its close proximity to Downtown, Denver International Airport, the entire expressway system and rail service, 1485 East 61st Avenue makes an ideal location for a diverse range of businesses.



Floor Plan

