



10,600 SF FOR LEASE

5160 FOX STREET

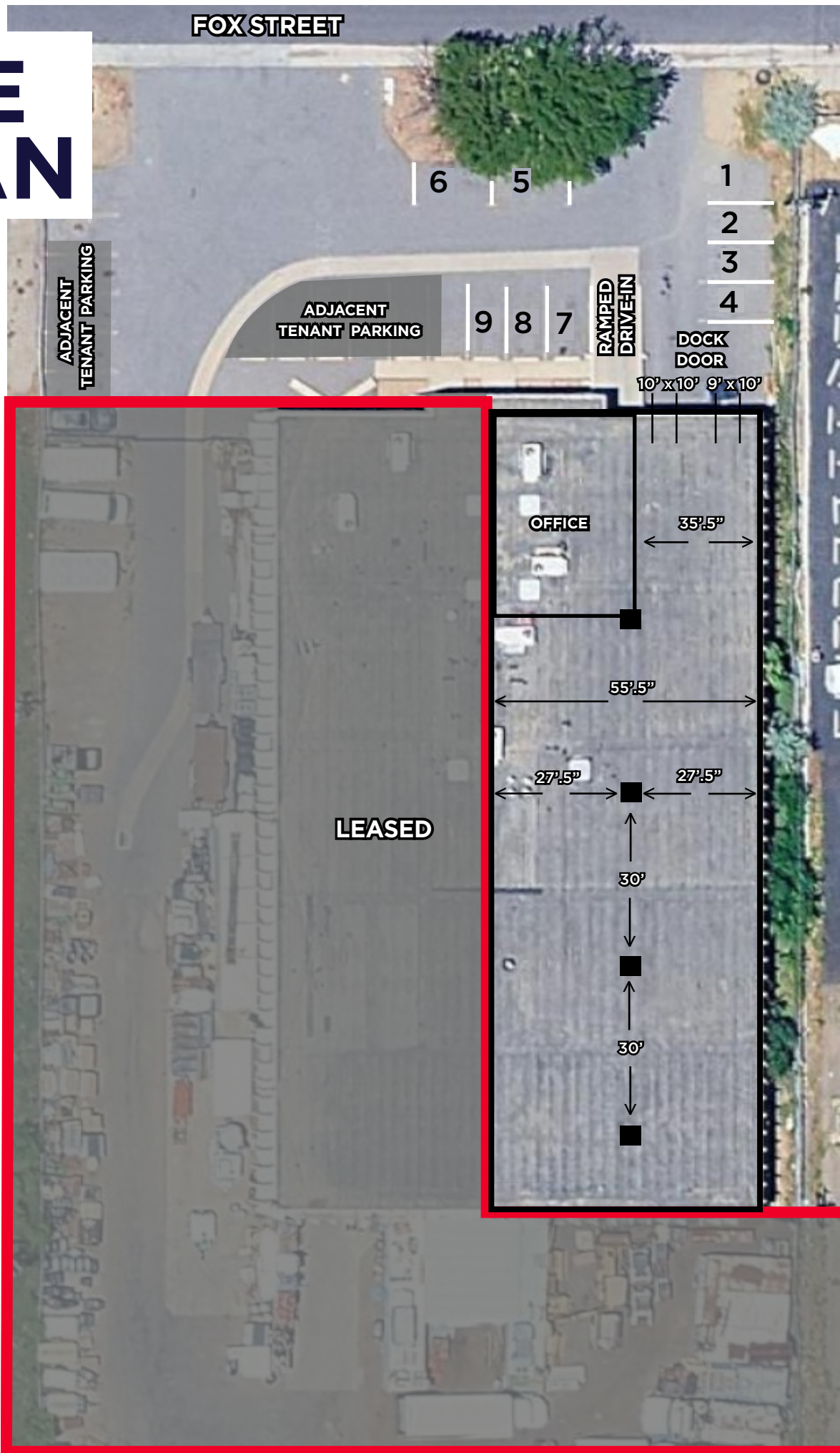
Denver, CO 80216

- Desirable location for distribution with premier access to I-25
- Access to I-70, I-76, and I-25
- Functional high clear sprinklered space in the high sought after central market

BUILDING SPECS

Rentable Area	10,600 SF
Office SF	±1,500 SF
Year Built	1979
Ceiling Height	20'-22'
Loading	One Dock High One Drive-In
Lease Rate	\$10.75/SF NNN
OPEX	\$5.92/SF Budgeted
Zoning	I-B
Sprinkler	Ordinary Wet
Parking	9 Stalls

SITE PLAN





CONTACTS

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