

FOR LEASE

# THE DENVER SHOPS

5151 BANNOCK STREET, WAREHOUSE J  
DENVER, COLORADO 80216



**FOOD PRODUCTION & COOLER SPACE FOR LEASE | 36,295 SF  
AVAILABLE FOR IMMEDIATE OCCUPANCY**

## PROPERTY HIGHLIGHTS



**SPACE AVAILABLE**  
36,295 SF



**LEASE RATE**  
\$8.50/SF NNN



**OPEX**  
\$4.86/SF



**LOADING**  
11 DOCK HIGH DOORS WITH LEVELERS



**PARKING**  
38 CAR PARKS  
15 TRUCK/TRAILER PARKS



**POWER**  
800 AMP 480 VOLT 3 PHASE  
(more power can be easily added)



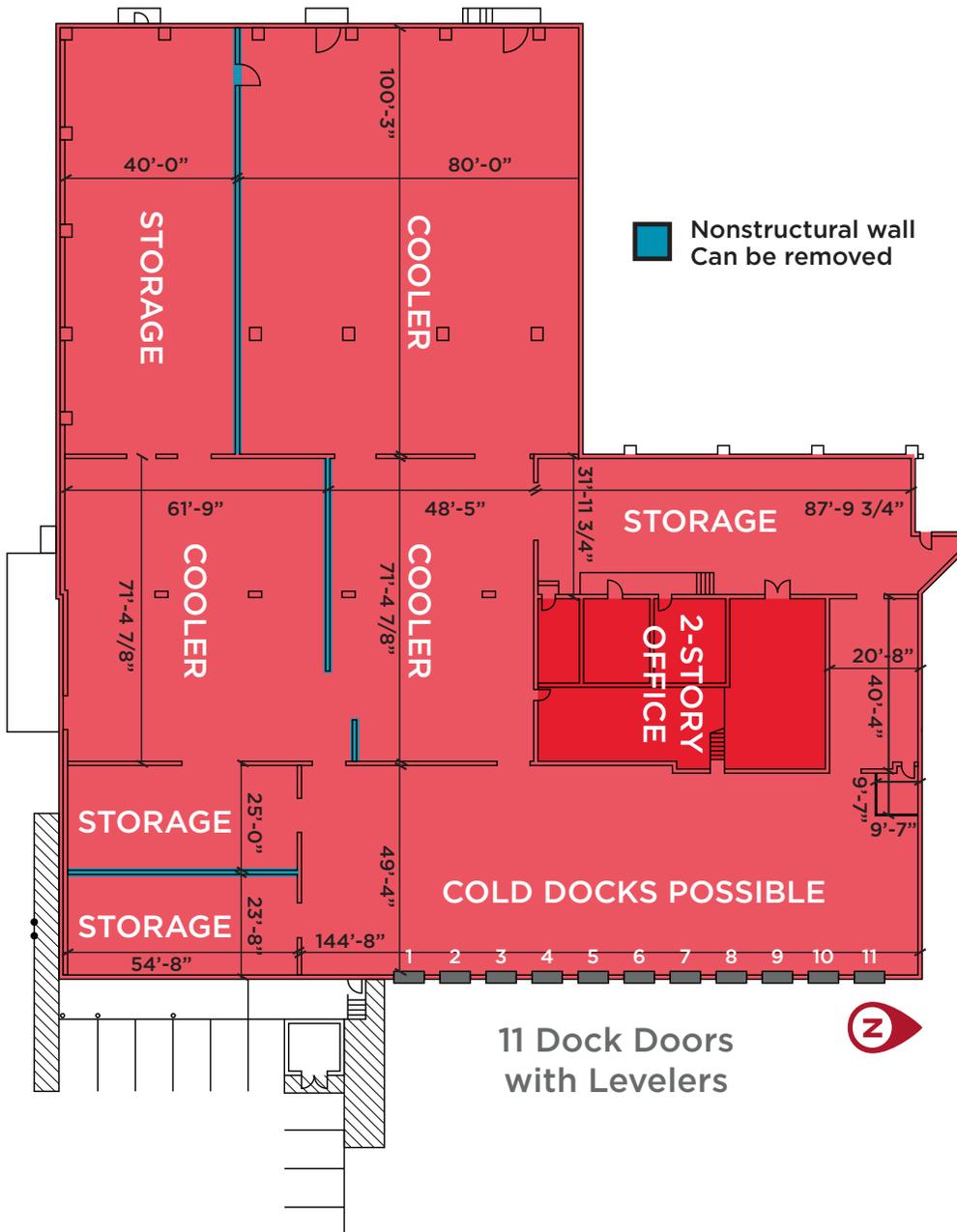
**CLEAR HEIGHT**  
12'-16'

## PROPERTY FEATURES

- Available for immediate occupancy
- 36,925 SF warehouse cooler space and food production space lease
- ±16,000 SF of cooler space
- Central location with easy access to I-25, I-70, & I-76
- Can access 2.5M people within a 30 minute drive
- Abundant surface parking for employees & clients
- Floor drains throughout space

# SITE & FLOOR PLAN

## WAREHOUSE J



11 Dock Doors  
with Levelers



### Second Story Office Plan



# AERIAL MAP



**TYLER SMITH, SIOR, CCIM**  
Executive Director  
+1 303 312 4296  
t.smith@cushwake.com

**AARON VALDEZ, SIOR**  
Executive Director  
+1 303 819 7333  
aaron.valdez@cushwake.com

**ALEC RHODES, SIOR**  
Executive Director  
+1 303 312 4282  
alec.rhodes@cushwake.com