

5280

JOLIET STREET
DENVER, CO 80204

±84,024 SF TOTAL

MANUFACTURING WAREHOUSE WITH
CORPORATE OFFICE AND OUTSIDE STORAGE

FOR SUBLEASE



HEAVY POWER AVAILABLE

 CUSHMAN &
WAKEFIELD

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PROPERTY OVERVIEW

±84,024 SF



Building Information

Address	5280 Joliet Street
Total SF	84,024 SF
Office SF	25,154 SF (including mezzanine)
Site Acreage	4.0 acres
Zoning	I-B and UO-2
Finished Production Area	±2,000 SF
Clear Height	22.6'
Fire Protection	Wet System
Warehouse Lighting	Fluorescent, incandescent, high-intensity discharge
Skylights	Yes
Building Power	Total: 2,000A, 277/480V
Expiration Date	2/28/31
Availability	Immediate

Specs

Sixteen (16) Dock High Doors
One (1) Drive-In
2,000 Amps, 227/480 Volt Power
I-B Zoning
Secured Fenced Parking with Automatic Gates
Heavy Parking - 108 Parking Spaces
Corporate Image High end finishes ideal for Manufacturing Uses

Looking East from Joliet



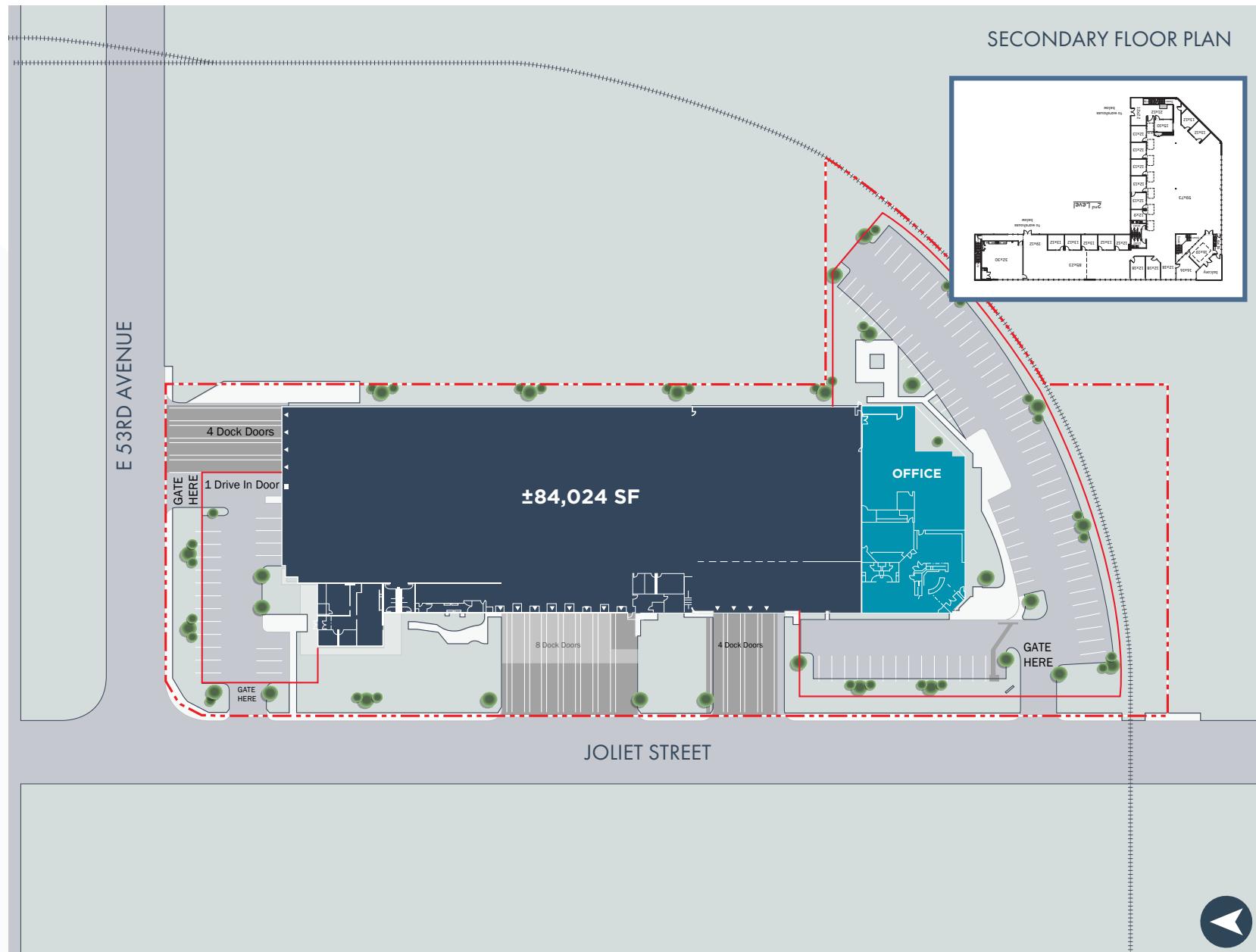
Looking North from Joliet



Looking South from 53rd



SITE PLAN



LOCAL MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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