

5280

JOLIET STREET

DENVER, CO 80204

±84,024 SF TOTAL

**MANUFACTURING WAREHOUSE WITH
CORPORATE OFFICE AND OUTSIDE STORAGE**

FOR SUBLEASE

HEAVY POWER AVAILABLE



Joliet Street



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



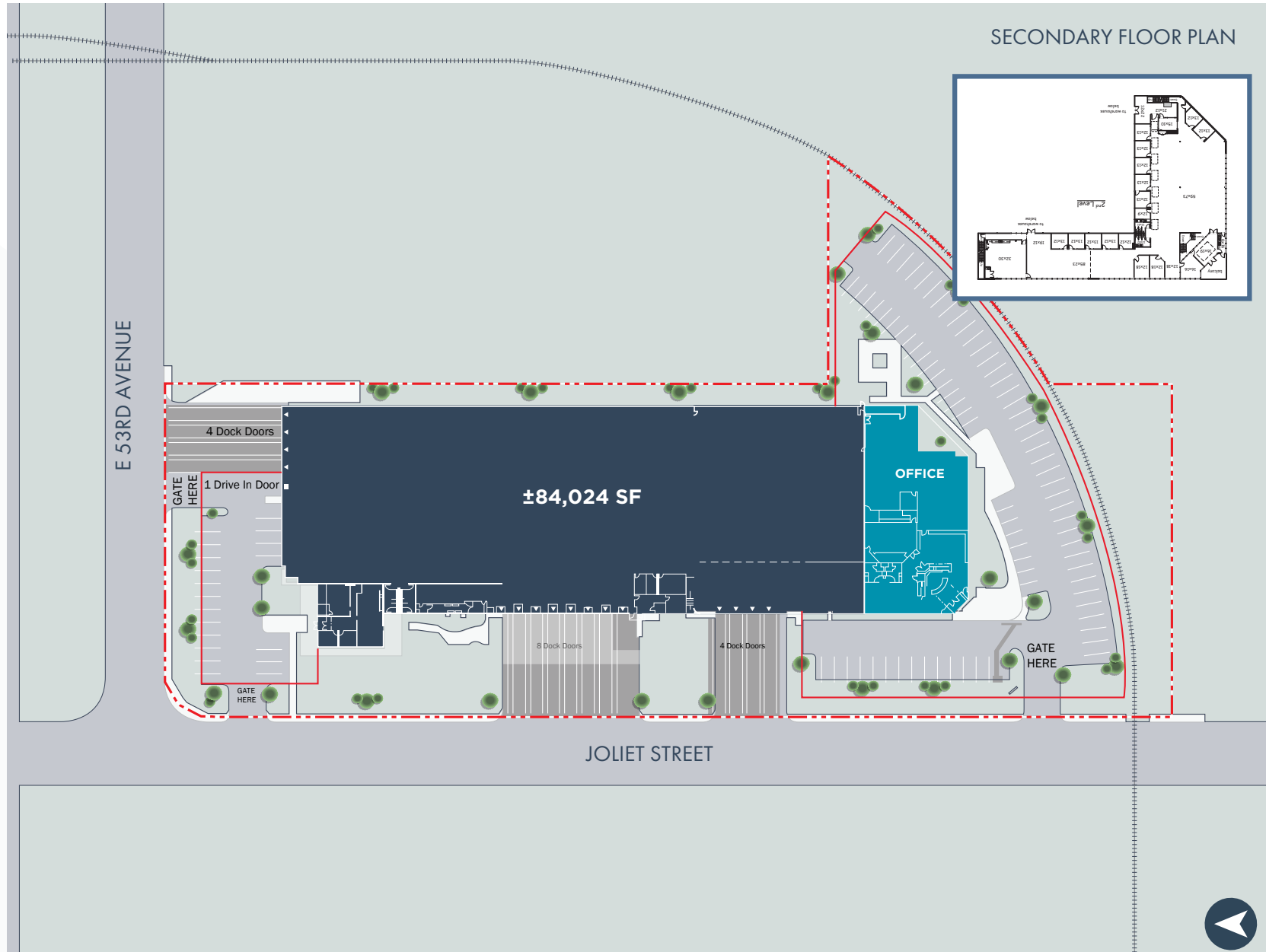
Looking North from Joliet



Looking South from 53rd



SITE PLAN



LOCAL MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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