

INDUSTRIAL SPACE FOR LEASE



# 65,500 SF

## with ±2.00AC Outdoor Storage and Rail

11400 East 53rd Avenue, Denver,  
Colorado 80239 USA

Denver Business Center | Building 6



## Property Features

Available Space	65,500 SF
Office SF	2,508 SF
Clear Height	24'
Dock Doors	3 doors (ability to add 4 additional)
Drive-in Doors (Oversized)	4 doors (24' x 16')
Rail Doors	5 doors (12' x 14')
Rail	Two (2) Union Pacific Rail Spurs
Sprinkler System	ESFR
Power	800A/480V/3P (TBV)
Outdoor Storage	±2 AC (Fully fenced, gated & paved)
Availability Date	July 1, 2026

## Highlights

- Two (2) Rail Spurs to Property (Served by Union Pacific)
- Fully fenced, paved and secured site
- Exterior Lighting
- Covered Drive-in Loading
- Skylights throughout Warehouse
- Easy Access to I-225 and I-270
- Quick Access to I-70 via Havana St. or Peoria St. exits

## Advantages and Amenities

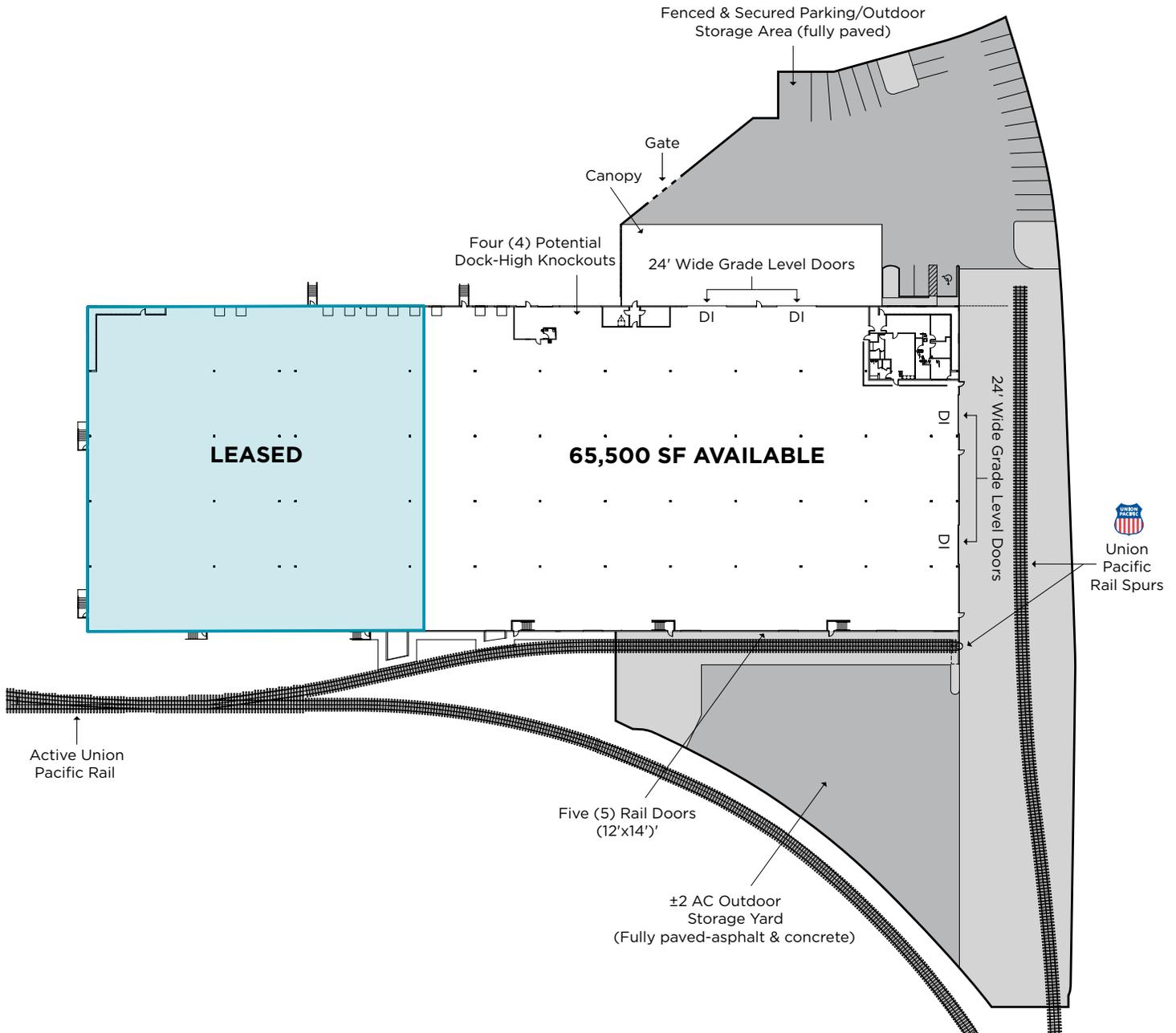
Access to the Prologis Essentials platform, which includes

- [Operations Essentials](#)
- [Energy Essentials](#)
- [Workforce Essentials](#)
- [Mobility Essentials](#)
- Digital Essentials

Your single-source service for efficient move-in and operations: [prologisessentials.com](https://prologisessentials.com)



Unlock the full potential of your warehouse with one strategic, single-source partner.



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