

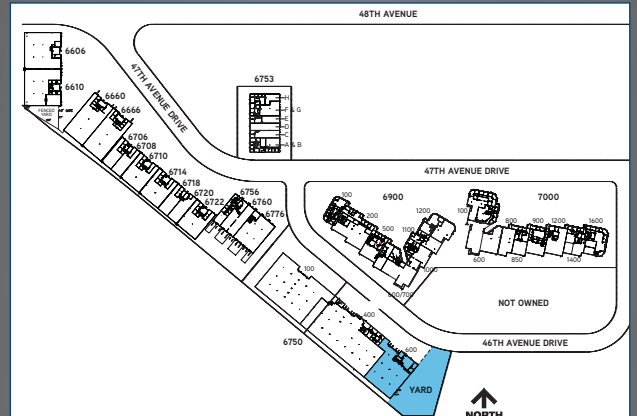
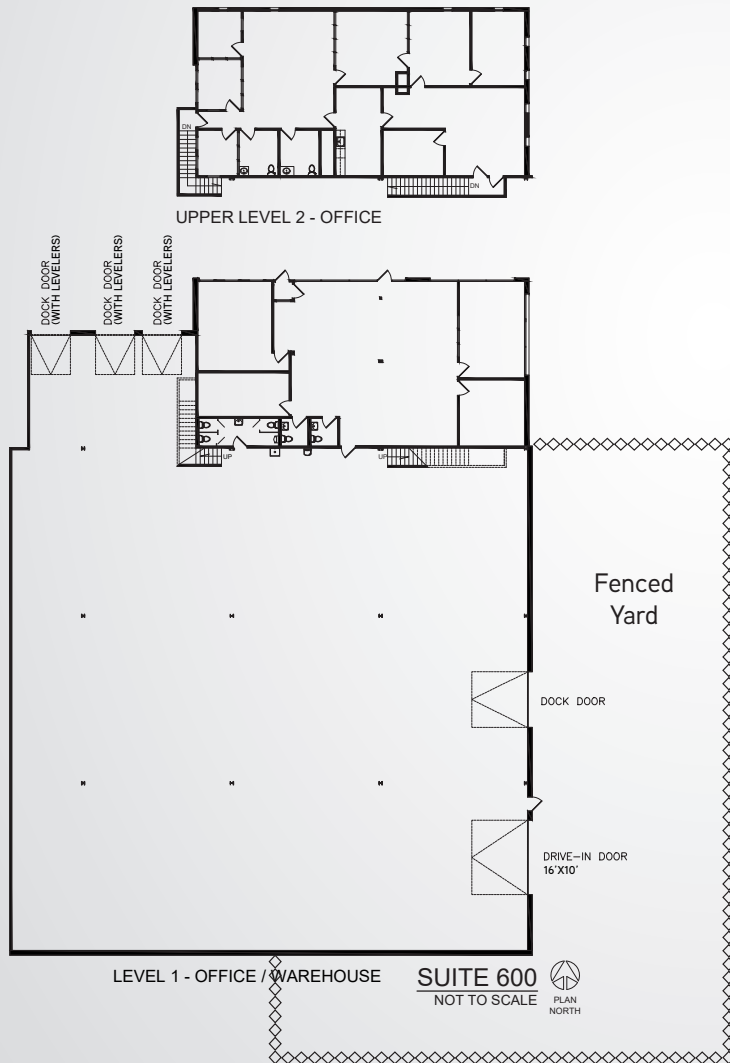
# INDUSTRIAL SPACE FOR LEASE

## I-70/270 Business Center

6750 EAST 46TH AVENUE DRIVE | UNIT 600 | DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE

HUGE FENCED IN YARD!



### Unit 600

Size:	17,870 SF
Office:	4,976 SF
Rate:	\$9.95/SF NNN
NNN:	\$5.12/SF
Loading:	One (1) Drive-In Door and Four (4) Dock High Doors
Sprinkler:	Yes
Power:	3-Phase
Clear Height:	22'
Zoning:	I-B
Available:	60 Days

### COLLIERS | DENVER

4643 South Ulster Street | Suite 1000

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