

FOR LEASE

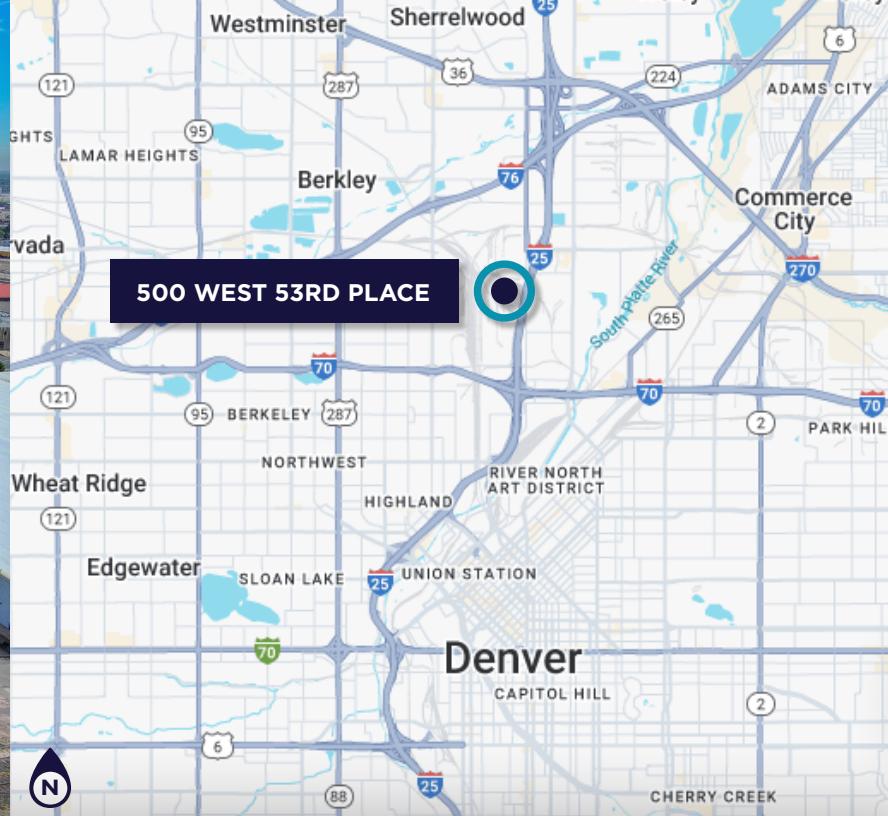
500 WEST 53RD PLACE

Denver, CO 80216 (Located in Unincorporated Adams County)



BUILDING SPECIFICATIONS

Building SF	±112,563 SF
Available SF	±48,099 SF
Office SF	±6,138 SF
Lease Rate	\$8.95/SF NNN
Opex	\$4.16/SF
Site Size	6.43 AC
YOC	1971 / Partially Renovated in 2020
Structure	Tilt up Twin-T & Brick Facade
Parking	55 Auto Stalls
Yard	±25,000 SF - Secured
Ceiling Height	18'
Column Space	30' x 42'
Loading	Four (4) Dock High Doors (Expandable to 6)
Electrical	3-Phase, 277/480 volt, 400 amps
HVAC	Office: Roof Mounted Warehouse: Radiant
Sprinklered	Yes
County	Unincorporated Adams County
Zoning	I-2



PROPERTY HIGHLIGHTS



Central Location



Excess Yard and Parking



Located in Unincorporated Adams County



Excellent Access to I-25 & I-70

CONTACT INFO

Aaron Valdez, SIOR
Executive Director
Direct +1 303 819 7333
aaron.valdez@cushwake.com

Tyler Smith, SIOR, CCIM
Executive Director
Direct +1 303 312 4296
t.smith@cushwake.com

Alec Rhodes, SIOR
Executive Director
Direct +1 303 312 4282
alec.rhodes@cushwake.com

1401 Lawrence Street | Denver, Colorado 80202 | +1 303 292 3700 | cushmanwakefield.com

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