

FOR LEASE

10,068 – 59,387 SF

Unincorporated Adams County



INDUSTRIAL SPACE

300 W 53rd Place,
DENVER, CO 80216

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*Novel*Commercial
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LEASE SUMMARY

STARTING RENT

\$5.95/SF + NNN

LEASABLE UNITS

10,068 SF - 59,387 SF
*Units can be combined

FLEXIBLE USES

**Prime Industrial Units
Warehouse
Distribution
Manufacturing**

LOT SIZE

5.6 Acres

COLUMN SPACE

25' x 50'

CLEAR HEIGHT

20' - 24'

LOADING

**8 Dock High Doors
2 Drive-In Door
3 Interior Dock Door**

ZONING

I-2



Unit E





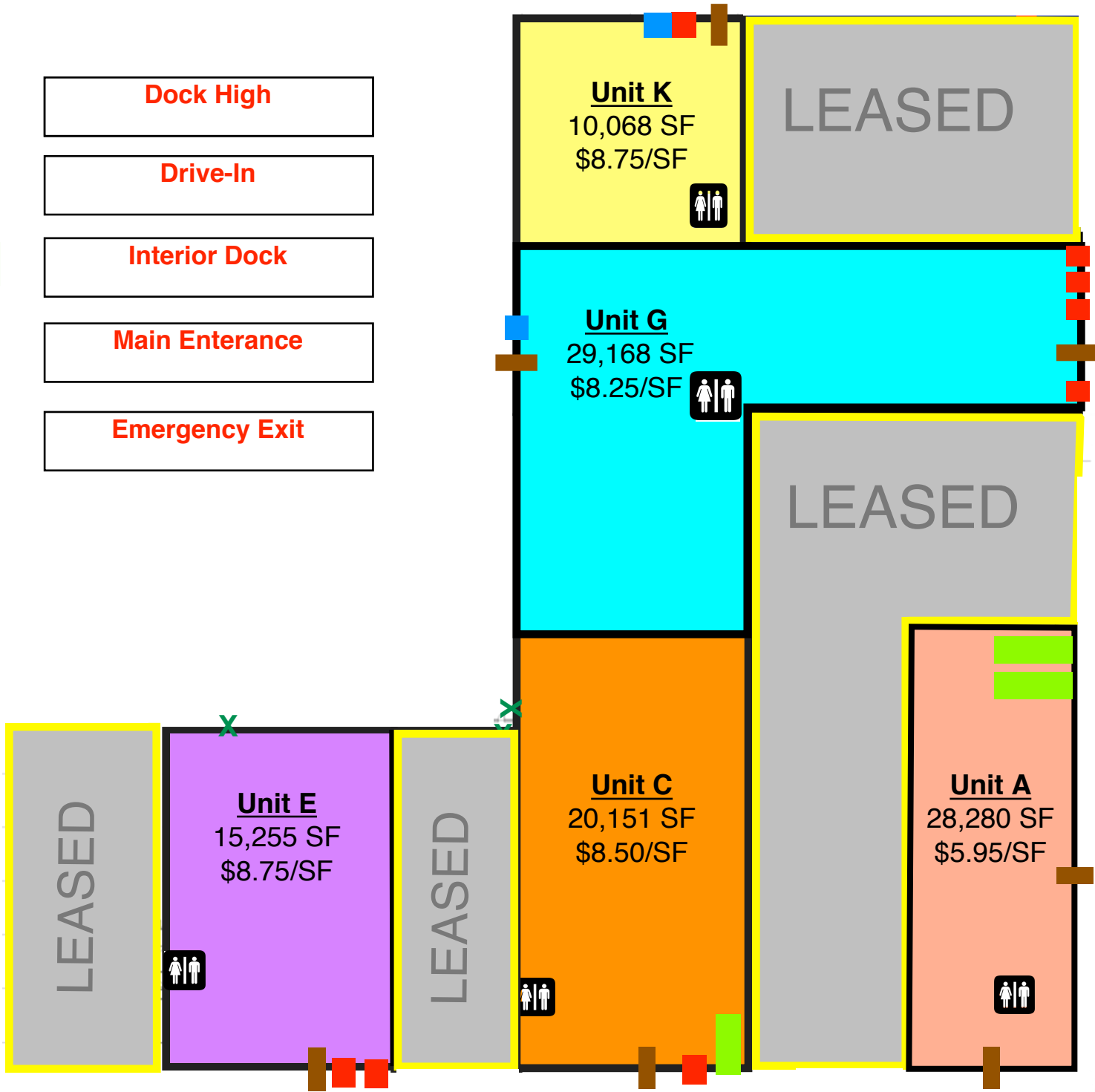
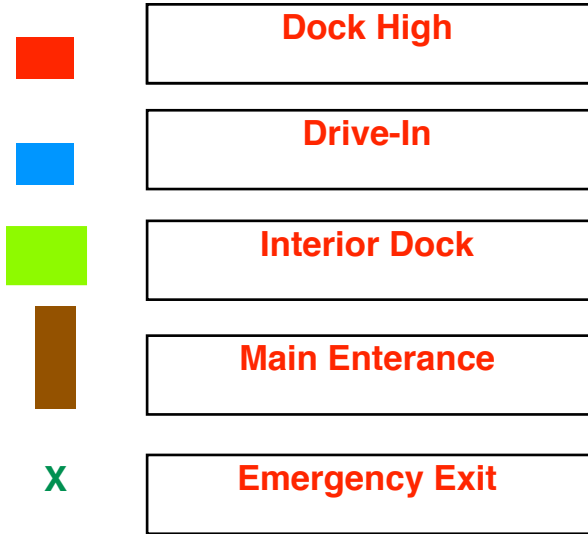
- ✓ Industrial Units in Multi-Tenant Building
- ✓ Partial Visibility Along I-25
- ✓ Central Location Near I-25, I-76, US-36, I-70
- ✓ Sales Tax is 4.75%
- ✓ Curb Cut for Truck Access
- ✓ New Roof in 2019 with 20 Year Warranty
- ✓ Fully Fire Sprinklered
- ✓ Private Restroom in Each Unit
- ✓ Enterprise Zone for Unincorporated Adams County

- Unit A: 28,280 SF Warehouse**
 15,352 SF - 1st floor
 12,928 SF - 2nd floor
 2 Interior Docks
- Unit C: 20,151 SF Warehouse**
 1 Dock High & 1 Interior Dock Doors
- Unit E: 15,255 SF Warehouse**
 2 Dock High Doors
- Unit G: 29,168 SF Warehouse**
 4 Dock High & 1 Drive-In Doors
- Unit K: 10,068 SF Warehouse**
 1 Dock High & 1 Drive-In Doors

*Units can be combined

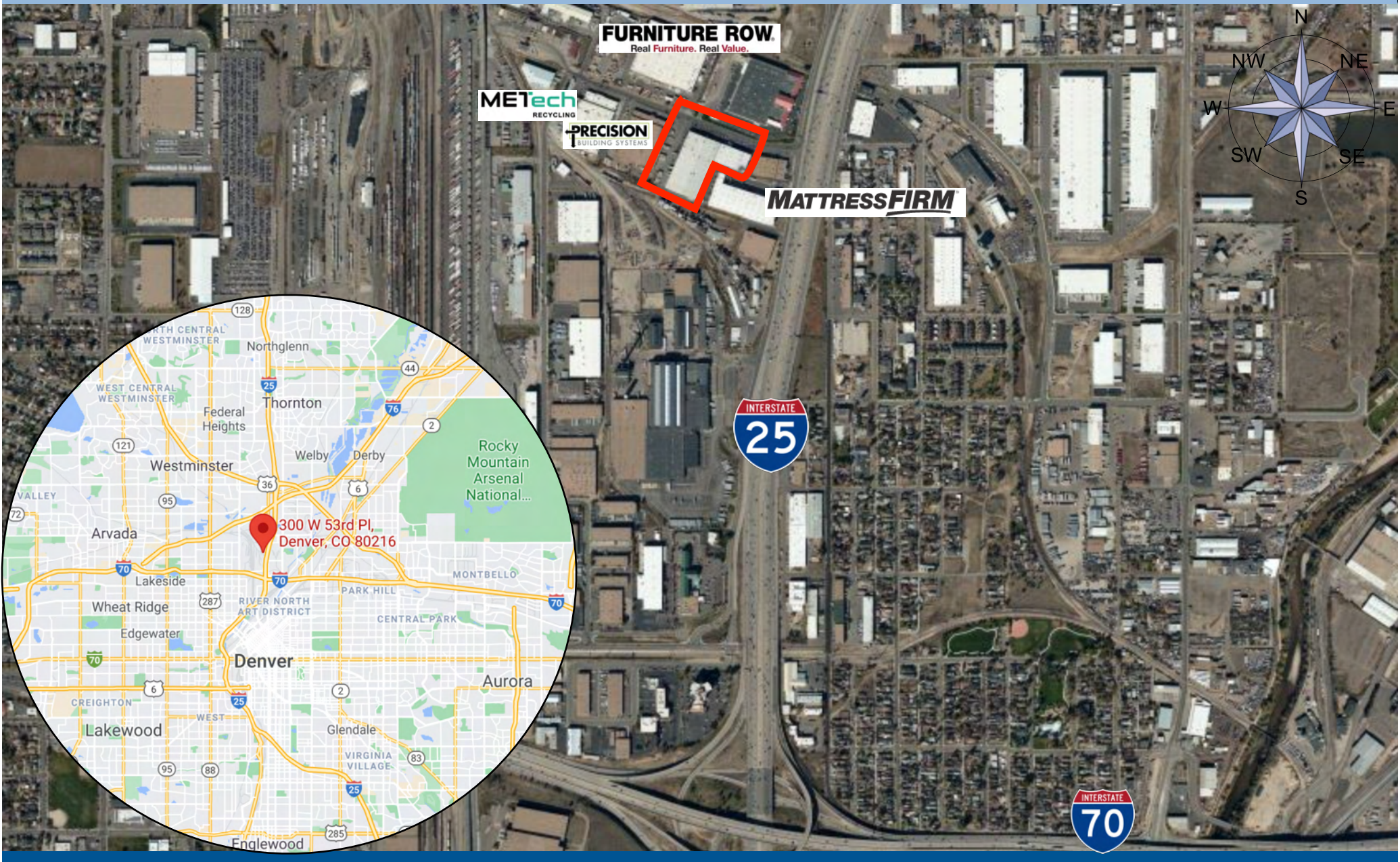
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SITE PLAN





LOCATION



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