

Industrial Space For Lease

AUTOMATED GATE AND FENCED PARKING/LOADING COURT

Highlights

- › Easy Access to I-70 and I-25
- › Central Denver location
- › Fenced Loading Courtyard / Gated Entrance
- › Brand new office finishes

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Denver Core Industrial 5050 Fox Street | Unit L Denver, CO 80216

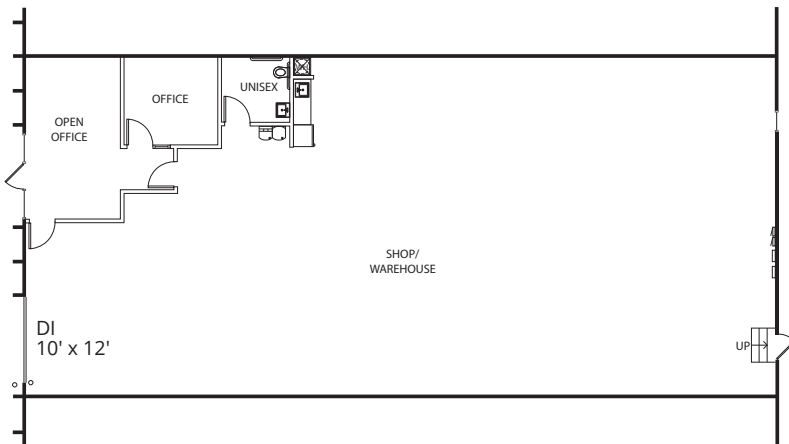
Property Overview

Available:	Immediately
Unit Size:	3,630 SF
Office Size:	+/- 12.5%
Lease Rate:	\$13.50/SF NNN
Op. Ex.:	\$5.69/SF (Est. 2025)
Clear Height:	14'9"
Loading:	One (1) Drive-In with Opener
Sprinklered:	Yes, Standard Wet System
Power:	150 Amps (TBV)
Zoning:	I-B, UO-2

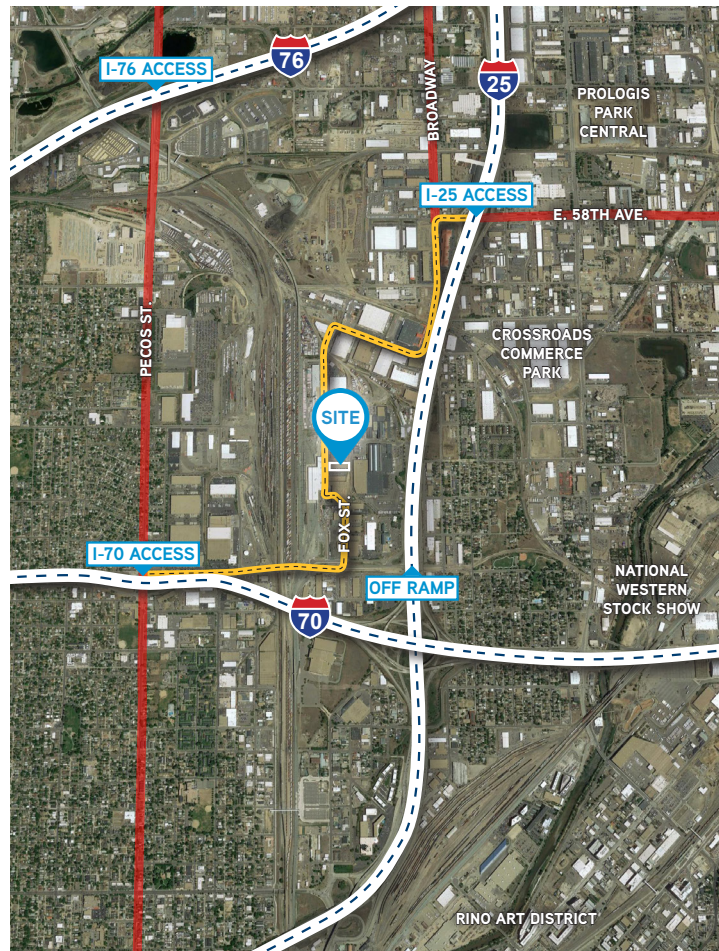
For Lease



Floor Plan | Unit L | 3,630 SF



[Brokerage Disclosure](#)



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