



FOR LEASE

DENVER BUSINESS CENTER STORAGE

10500 E 56TH AVE | DENVER, CO 80239

BREAKING NEWS: TWO SIDE-BY-SIDE 970 SF UNITS ARE AVAILABLE NOW! 1,940 TOTAL SF



OFFERING SUMMARY

| | |
|------------------------|---|
| Available SF: | 857 or 970 SF |
| Lease Rate: | \$1,140/mo NNN or \$1,295/mo NNN |
| Building Size: | Bldg. A: 18,809 SF Bldg. B: 7,700 SF |
| Ceiling Height: | 16.0 FT |
| Year Built: | 2008/2013 |
| Zoning: | I-B |
| Market: | Denver Metro |

PROPERTY OVERVIEW

\$1,140/mo NNN + \$403 CAM (calendar year 2025)
\$1,295/mo NNN + \$443 CAM (calendar year 2025)

PROPERTY HIGHLIGHTS

- Located in Denver Enterprise Zone
- High speed voice and data lines through Century Link & Comcast
- Exterior lighting and video monitoring (optional interior monitoring)
- Dry line fire sprinkler system in Building A
- Insulated 14'x14' automatic drive-in door
- 60' concrete driveways
- Uses include Business Storage, RV Storage, Car/Toy

CONTACT:

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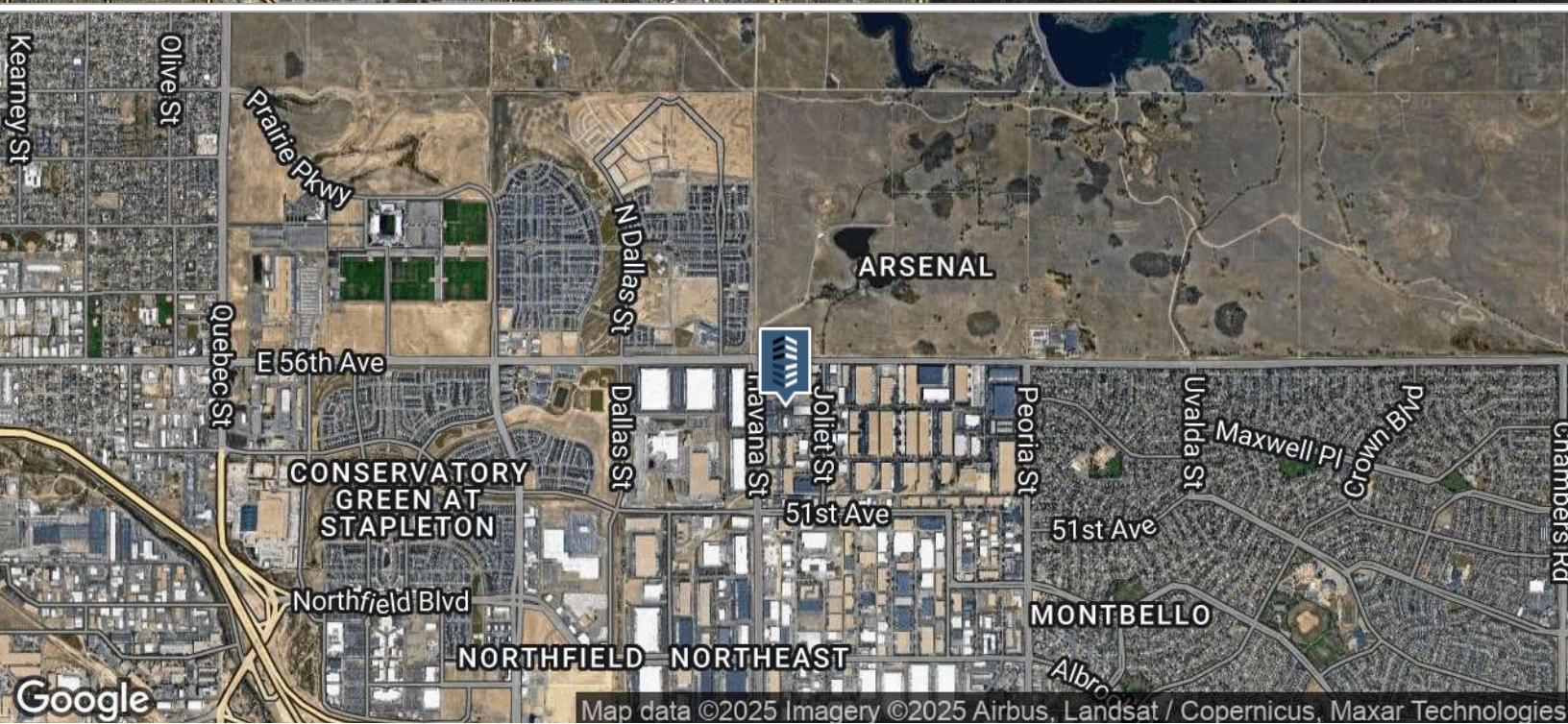
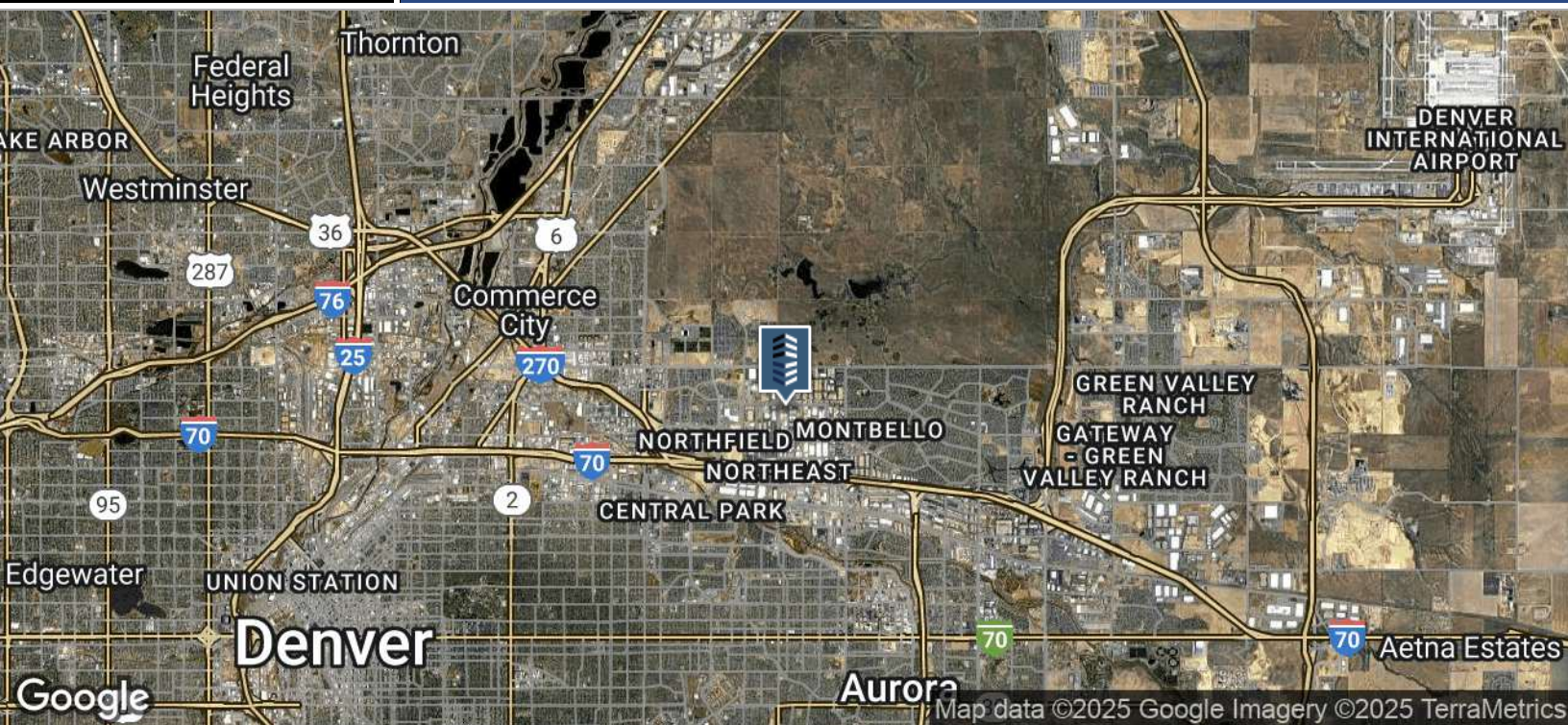
VICE PRESIDENT

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