

FOR LEASE
9,000-40,000 SF



INDUSTRIAL

12790 E. 38th AVE,
DENVER, CO 80239

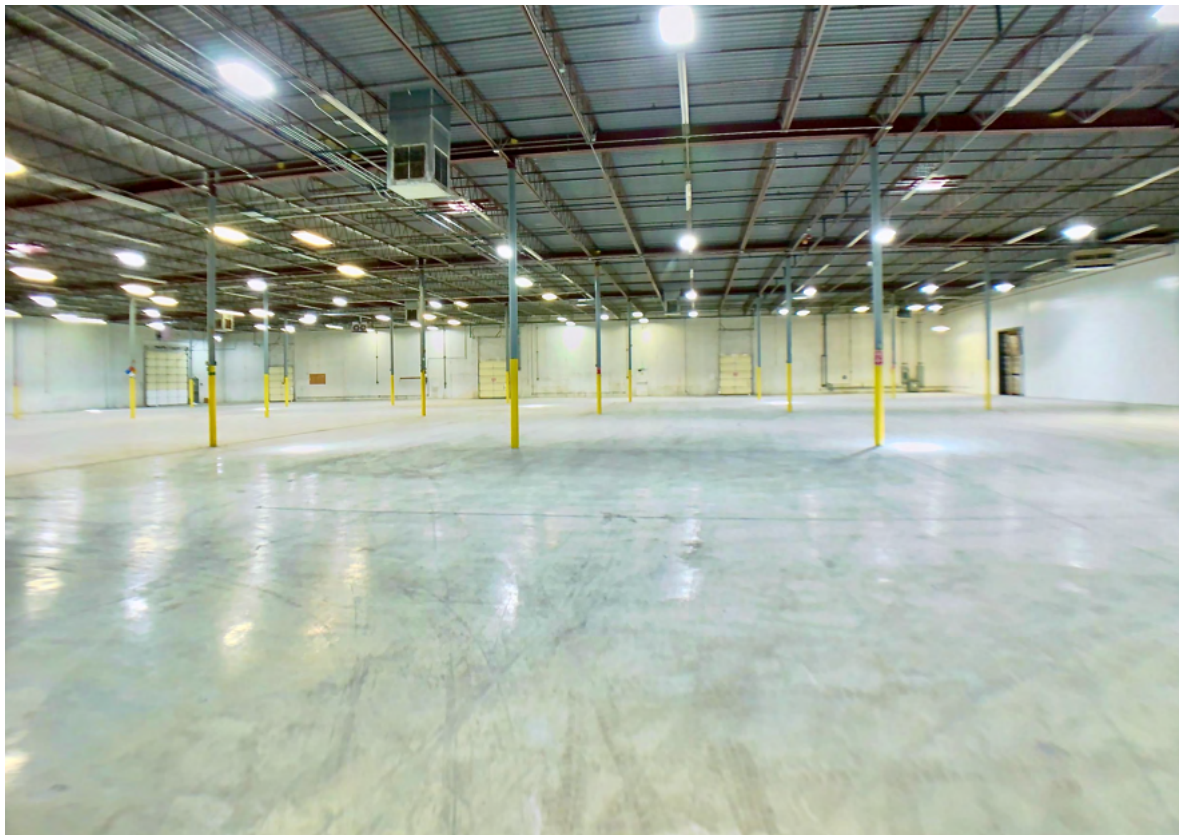
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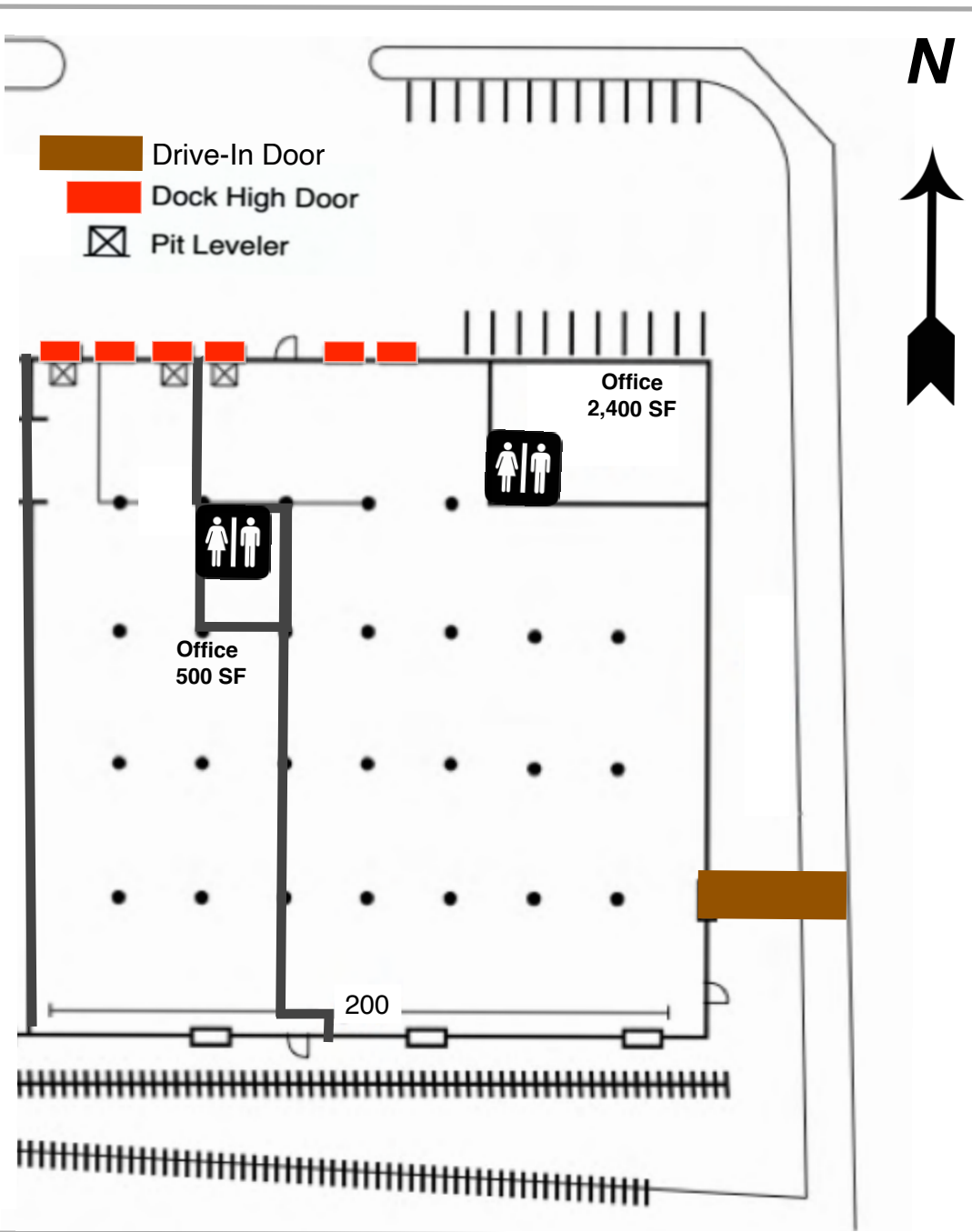
*Novel*Commercial

501 S Cherry Street Suite 1100
Denver, CO 80246

LEASE SUMMARY

STARTING RENT	\$7.75/SF NNN
LEASABLE UNITS	9,000 SF - 40,000 SF
POSSIBLE USES	Warehouse Distribution Manufacturing
CAM	\$4.91/SF
CLEAR HIGHT	20 FT
POWER	800 Amps of 277/480 3-phase
LOT SIZE	1.8 Acres
LOADING	6 Dock High Doors 1 Drive-In Door
ZONING	I-B





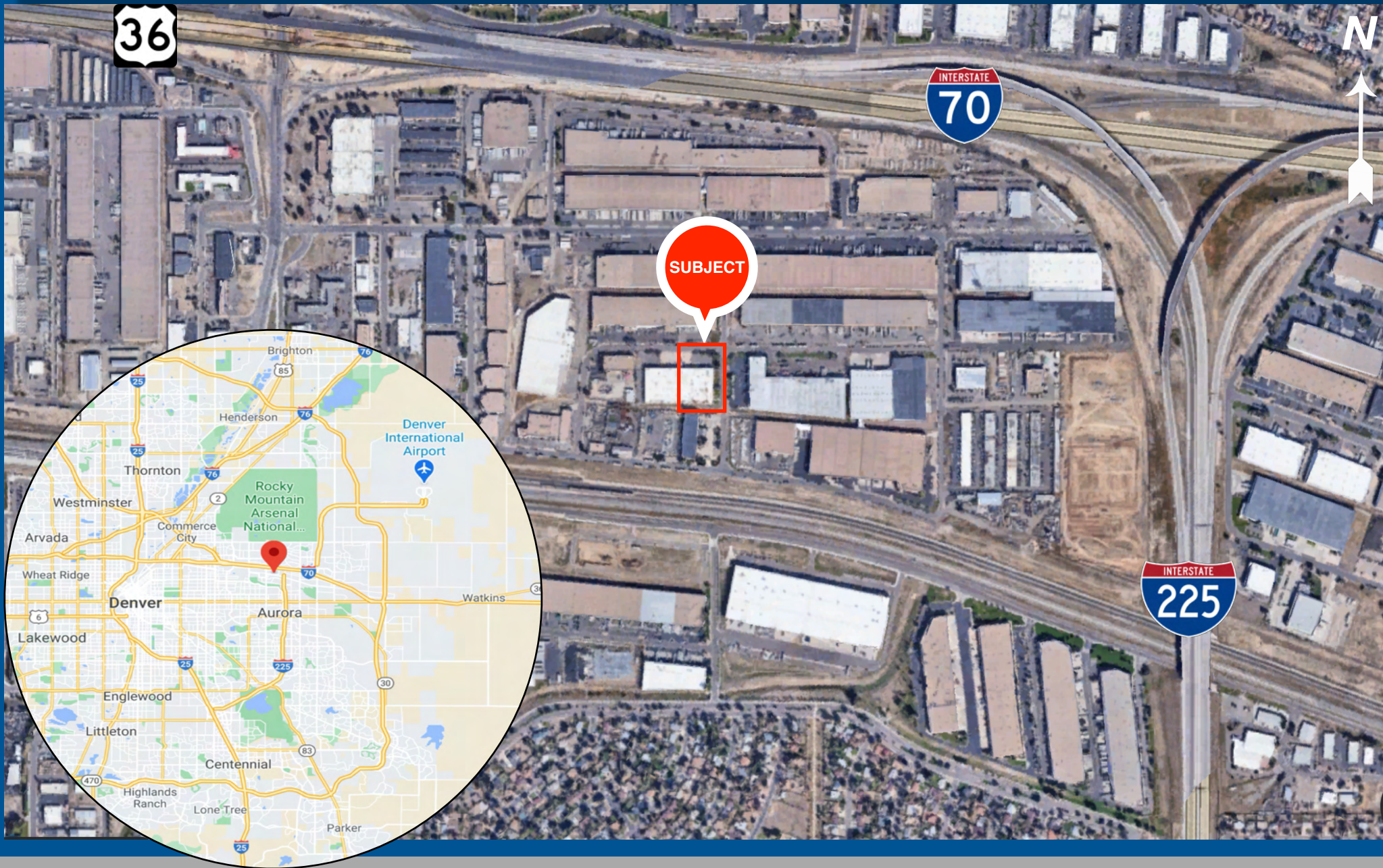
ADDITIONAL OVERVIEW

- ✓ 20' Clear Height
- ✓ 6 Dock High Doors
- ✓ 1 Drive-In Door (12' x 14')
- ✓ Fully Fire Sprinklered
- ✓ 800 Amps of 277/480 3-Phase
- ✓ 40' x 25' Column Spacing
- ✓ Fresh Interior/Exterior Painting
- ✓ Rail Possible (Union Pacific)
- ✓ New 20 Year Roof Warranty

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. NOTE: Ilya Klein, who is Broker of Novel Commercial, is also president of the company who is the seller or lessor. Please do not provide any information deemed private or confidential.



LOCATION I-70 & I-225



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