



**REGIONAL DRAINAGE INFRASTRUCTURE  
IMPROVEMENTS COMPLETE!**

**ONLY 1 BUILDING STILL AVAILABLE | 1301 W. STANFORD AVENUE**

**29,640 SF INDUSTRIAL/MANUFACTURING BUILDING  
FOR LEASE IN THE SOUTHWEST SUBMARKET**

1) LEASED

2) 1301 W STANFORD AVE

3) 1300 W RADCLIFF AVE

4) LEASED

5) LEASED

6) LEASED

7) LEASED

BUILDINGS CAN BE LEASED SEPARATELY OR TOGETHER

85  
79,546 VPD

S NAVAJOST

W RADCLIFF AVE



W STANFORD AVE



1301 W STANFORD AVE



- **HEAVY POWER**
- **CROSS DOCK LOADING**

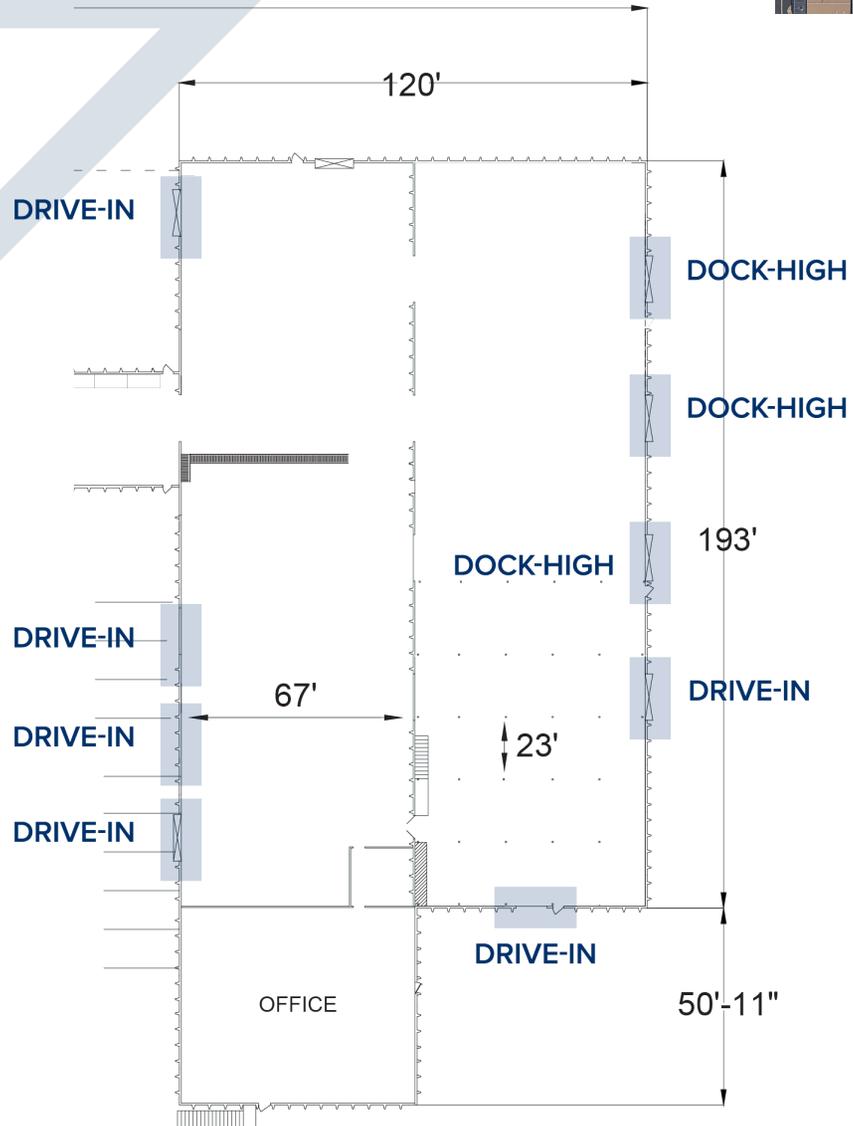
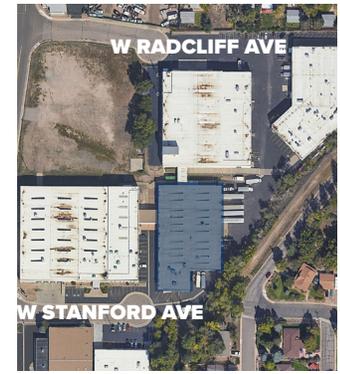
BUILDING SIZE	29,640 SF
AVAILABLE SPACE	29,640 SF
OFFICE SIZE	±4,000 SF
BUILDING DEPTH	120'
CLEAR HEIGHT	18'
DOCK-HIGH DOORS	3
DRIVE-IN DOORS	5
COLUMN SPACING	67' X 23'
ZONING	I-1
POWER	800 AMPS/208V (TBV)
SPRINKLERS	YES
LEASE RATE	CONTACT BROKER
OPEX	\$4.25/SF



3) SOUTHWEST 85

# **BUILDING 2 (AVAILABLE)**

## 29,640 SF INDUSTRIAL/ MANUFACTURING BUILDING



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25

70

70

DOWNTOWN DENVER

6

6TH AVE

6

AURORA

25

85

285



ENGLEWOOD

225

E BELLEVUE AVE

25

CENTENNIAL

E ARAPAHOE RD

LITTLETON

E-470

W RADCLIFF AVE

S NAVAJO ST

1301 W STANFORD AVE  
29,640 SF  
(AVAILABLE)

W STANFORD AVE

SHERIDAN BLVD

FEDERAL BLVD

S CONGRADO BLVD



**INDUSTRIAL/MANUFACTURING  
BUILDINGS**  
FOR LEASE IN THE SOUTHWEST SUBMARKET

**STREAM**

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