

4,282 SF FOR LEASE

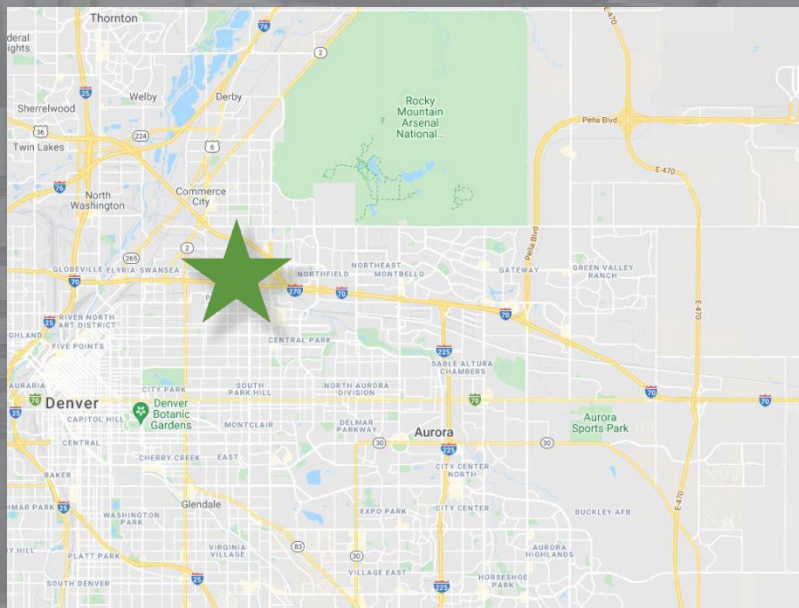


5855 E 45th Avenue, Unit A-132 Denver, CO

I-70 Business Center is a 126,516 SF modern distribution project which offers excellent access via E 45th Avenue, east of Holly Street. Features skylights, dock levelers, load lights and modern office finish. Freeway visibility. Excellent unit, in key location for visibility.

Highlights

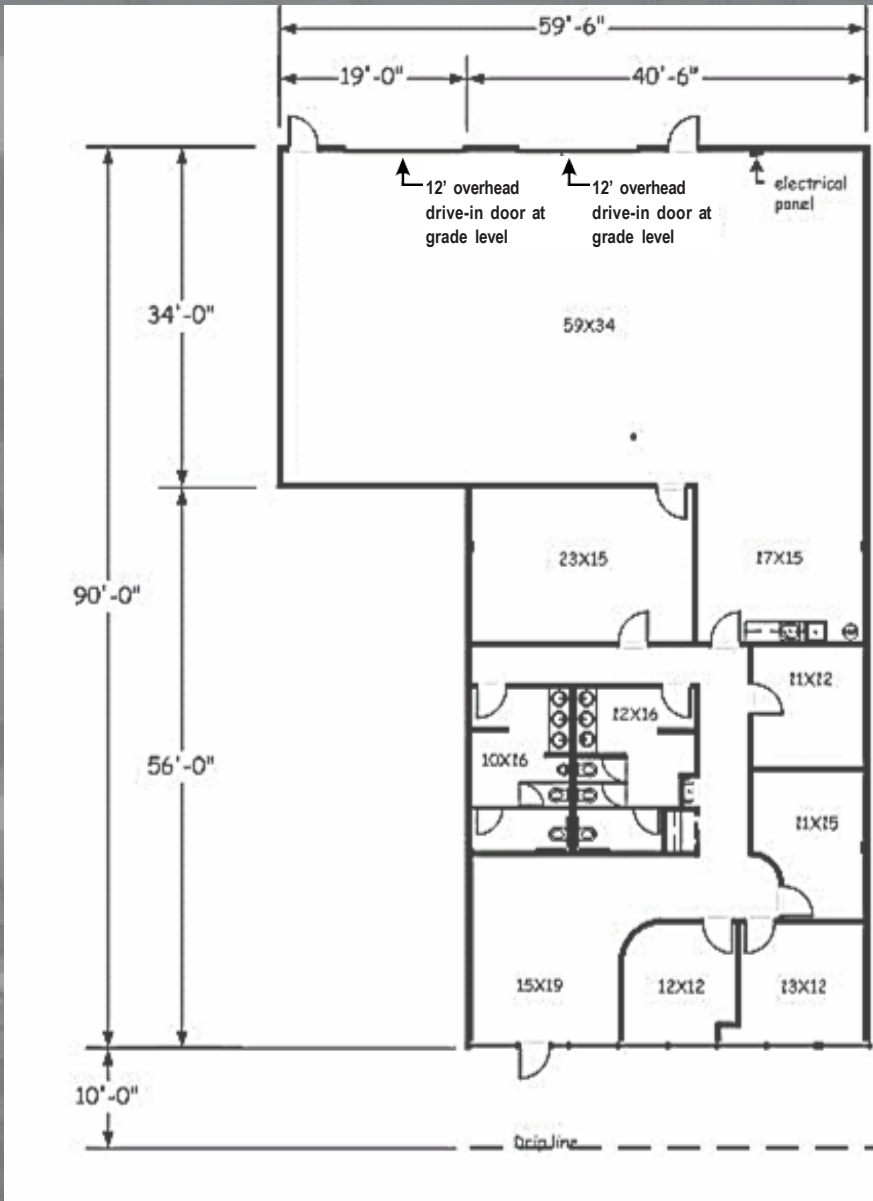
Available:	30 days notice
Available SF:	4,282 SF total
Office SF:	2,013 SF
Warehouse SF:	2,269 SF
Base Rent:	\$9.50/SF NNN
2024 CAM:	\$4.28/SF
Monthly Rent:	\$4,917.16
Drive Ins:	Two (2); 14' over-head doors at ground level
Sprinklered:	Yes
Clear Height:	18' 0"
Power:	100 Amps/480 Volts



I-70 Business Center

5855 E. 45th Ave, Unit A-132

Space Plan



Broker Contact

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Owner Contact

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