



1301 W. STANFORD AVE | 29,640 SF



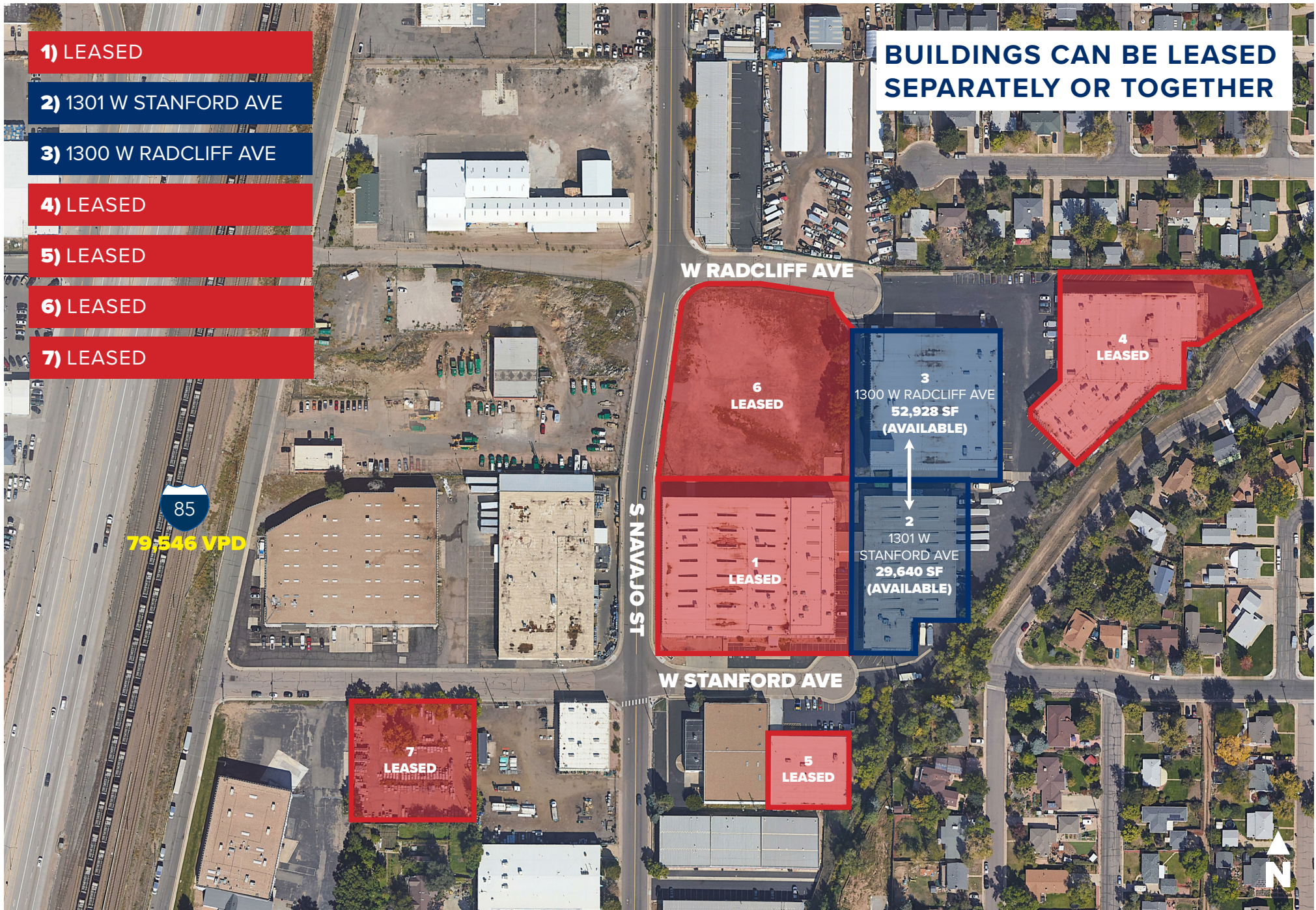
1300 W. RADCLIFF AVE | 52,928 SF



**REGIONAL DRAINAGE INFRASTRUCTURE
IMPROVEMENTS COMPLETE!**

ONLY 2 BUILDINGS STILL AVAILABLE

**29,640 SF - 82,568 SF INDUSTRIAL/MANUFACTURING BUILDINGS
FOR LEASE IN THE SOUTHWEST SUBMARKET**



1301 W STANFORD AVE



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

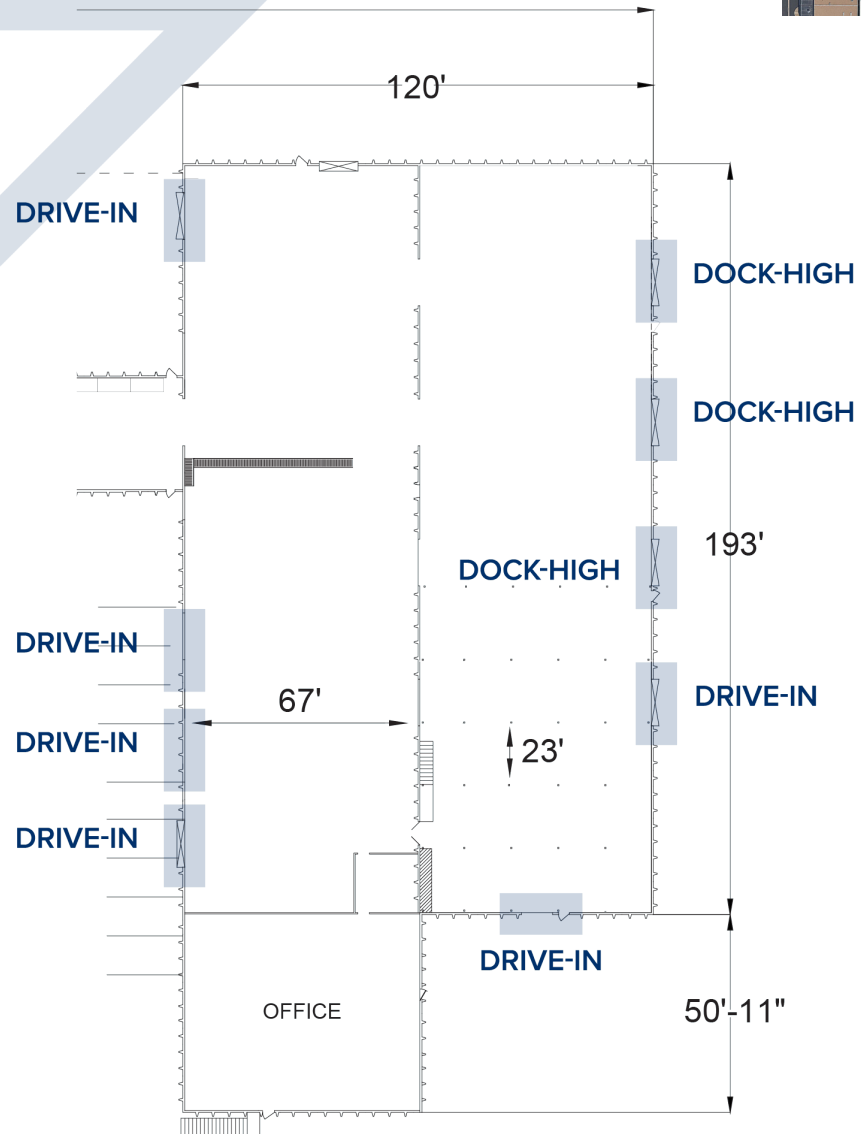
BUILDING SIZE	29,640 SF
AVAILABLE SPACE	29,640 SF
OFFICE SIZE	±4,000 SF
BUILDING DEPTH	120'
CLEAR HEIGHT	18'
DOCK-HIGH DOORS	3
DRIVE-IN DOORS	5
COLUMN SPACING	67' X 23'
ZONING	I-1
POWER	800 AMPS/208V (TBV)
SPRINKLERS	YES
LEASE RATE	CONTACT BROKER
OPEX	\$4.25/SF



3) SOUTHWEST 85

BUILDING 2 (AVAILABLE)

29,640 SF INDUSTRIAL/ MANUFACTURING BUILDING



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1300 W RADCLIFF AVE



• **HEAVY POWER**

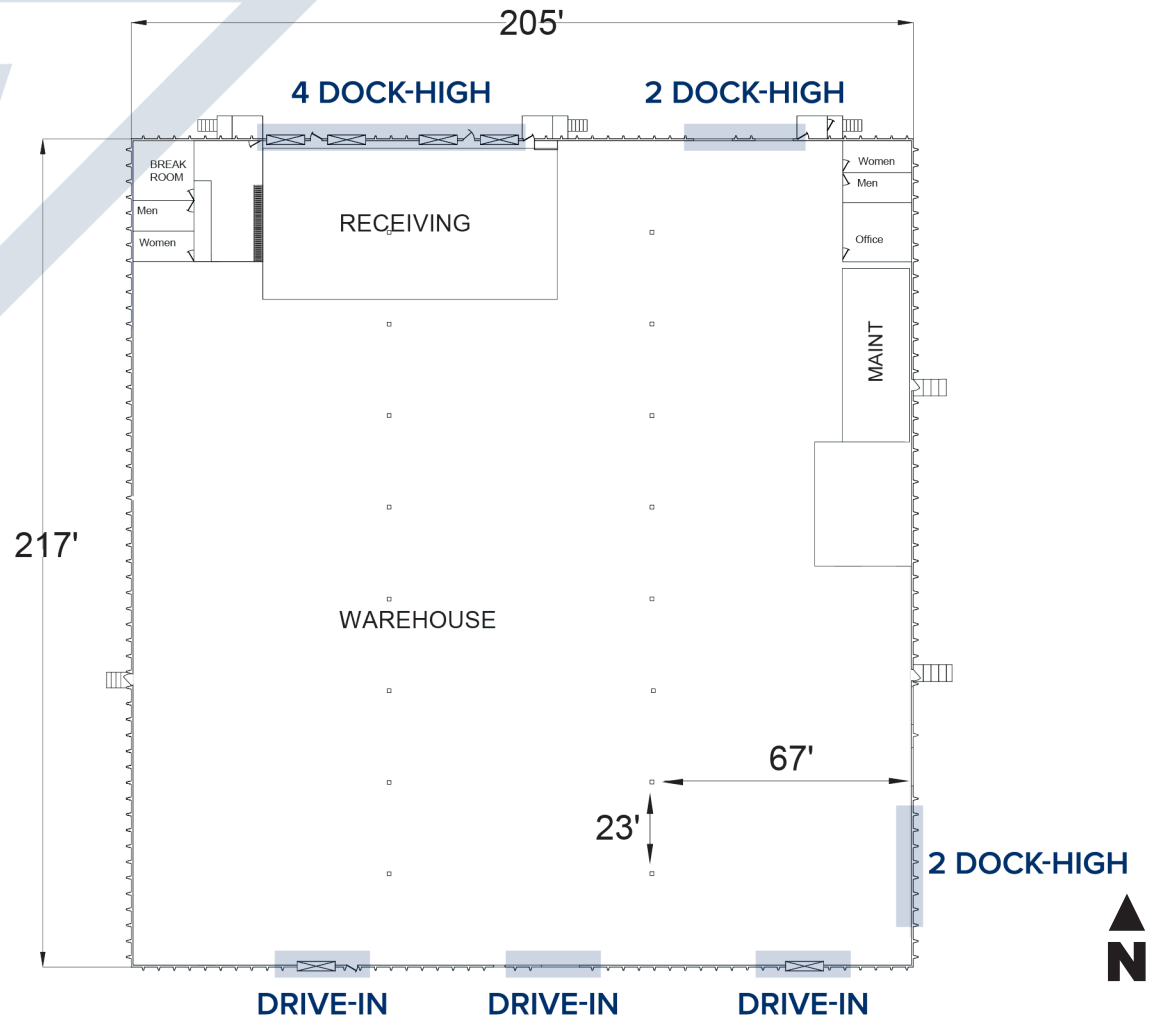
BUILDING SIZE	52,928 SF
AVAILABLE SPACE	52,928 SF
OFFICE SIZE	MINIMAL
BUILDING DEPTH	205'
CLEAR HEIGHT	20'-21'
DOCK-HIGH DOORS	8
DRIVE-IN DOORS	3
COLUMN SPACING	67' X 23'
ZONING	I-1
POWER	1,200 AMPS/480 V (TBV) +800 AMPS/208 V (TBV)
SPRINKLERS	YES
LEASE RATE	CONTACT BROKER
OPEX	\$4.25/SF



4) SOUTHWEST 85

BUILDING 3 (AVAILABLE)

52,928 SF INDUSTRIAL/MANUFACTURING/
WAREHOUSE BUILDING





W RADCLIFF AVE

S NAVAJO ST

1300 W
RADCLIFF AVE
52,928 SF
(AVAILABLE)

1301 W
STANFORD AVE
29,640 SF
(AVAILABLE)

W STANFORD AVE



ENGLEWOOD

E BELLEVUE AVE

DOWNTOWN
DENVER

25

70

70

6

6TH AVE

6

AURORA

25

85

285

225

25

CENTENNIAL

E ARAPAHOE RD

LITTLETON

E-470



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



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