



# For Lease

5750 Pecos St | Denver, CO 80221



## Property Facts

Building Size	12,820 SF + 30,000 SF Fenced Yard
Office Size	9,022 SF
Shop/Warehouse Size	3,500 SF
Additional Space	2,700 SF Metal Storage Building, 600 SF Garage
Clear Height	16' in Warehouse
Loading	One (1) Dock High (8'x8') One (1) Drive-In (12' x 14')
County	Unincorporated Adams County
Zoning	I-3, Heavy Industrial
Power	3-Phase, 400 Amps, 240V (TBV)

## 9,022 SF Industrial Space for Lease

### Property Highlights

- Central location with easy access to I-76, I-25, I-70 & US-36
- Unincorporated Adams County location with a Denver mailing address. Rare type for this area
- Across the street from huge Pecos Logistics Park redevelopment project
- Building divides well for multiple tenants

For Leasing Information, please contact:

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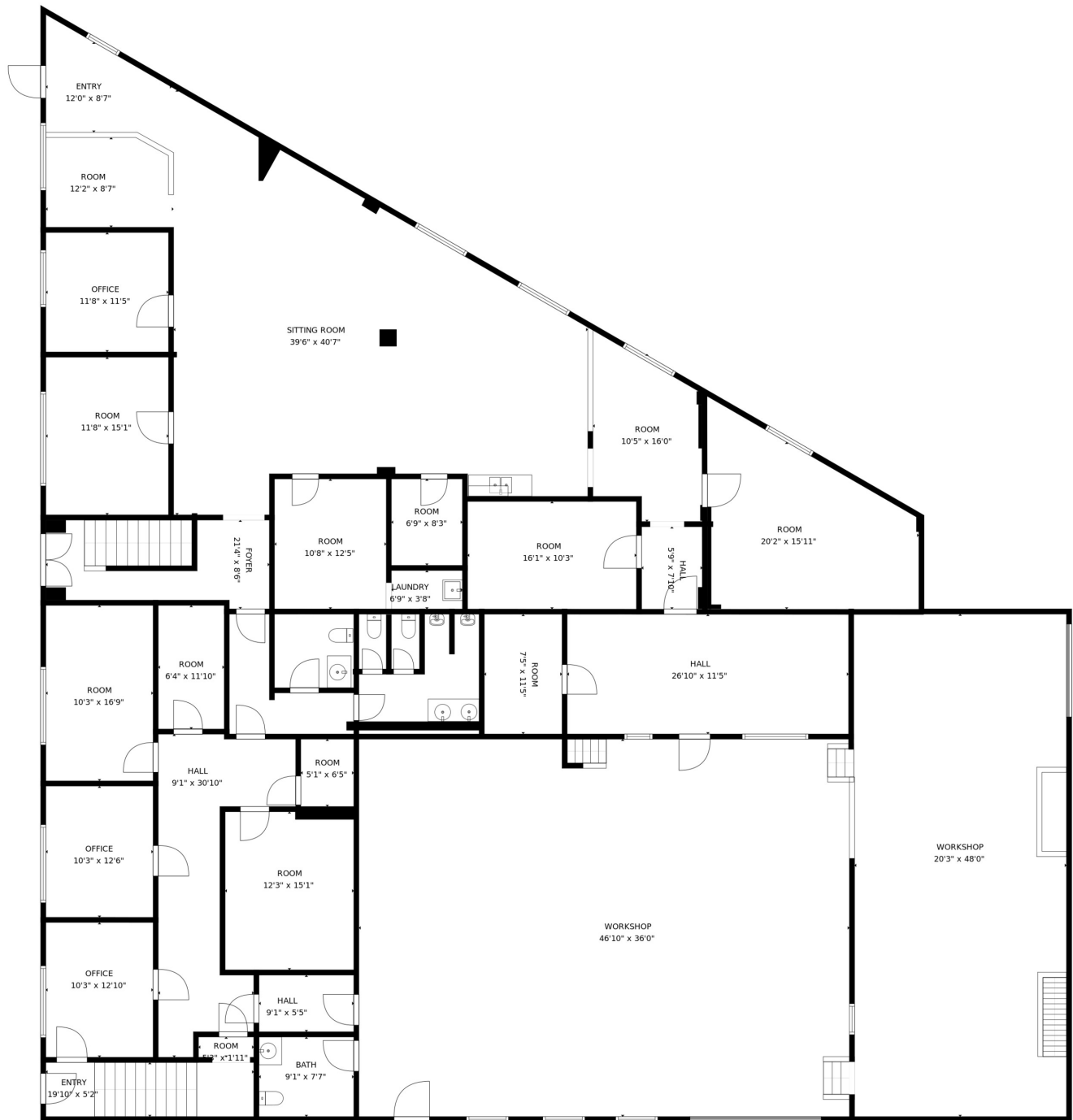
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