

5175 Joliet St.

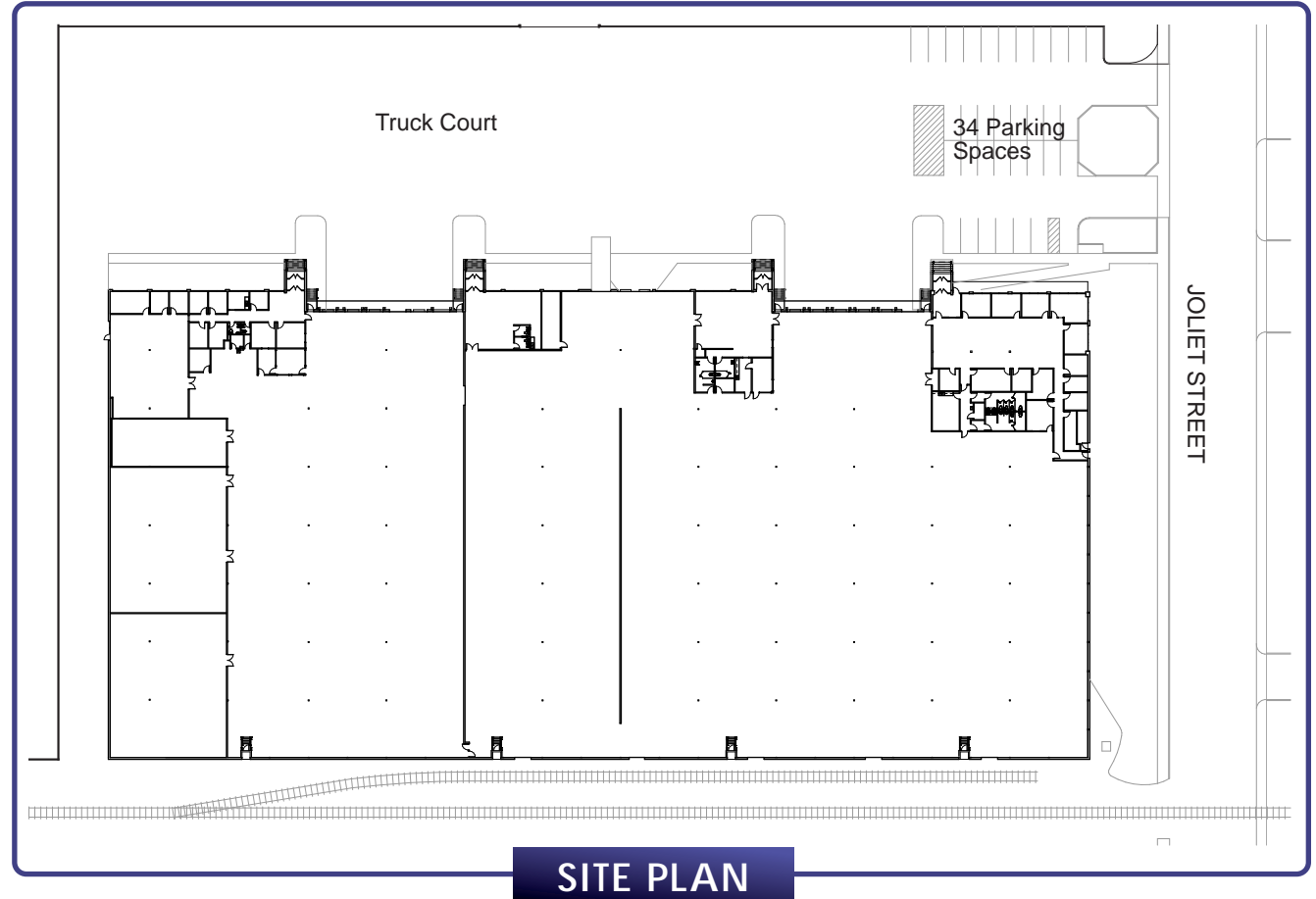
119,983 SF for Sublease
Available Now - February 2025



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BUILDING INFORMATION

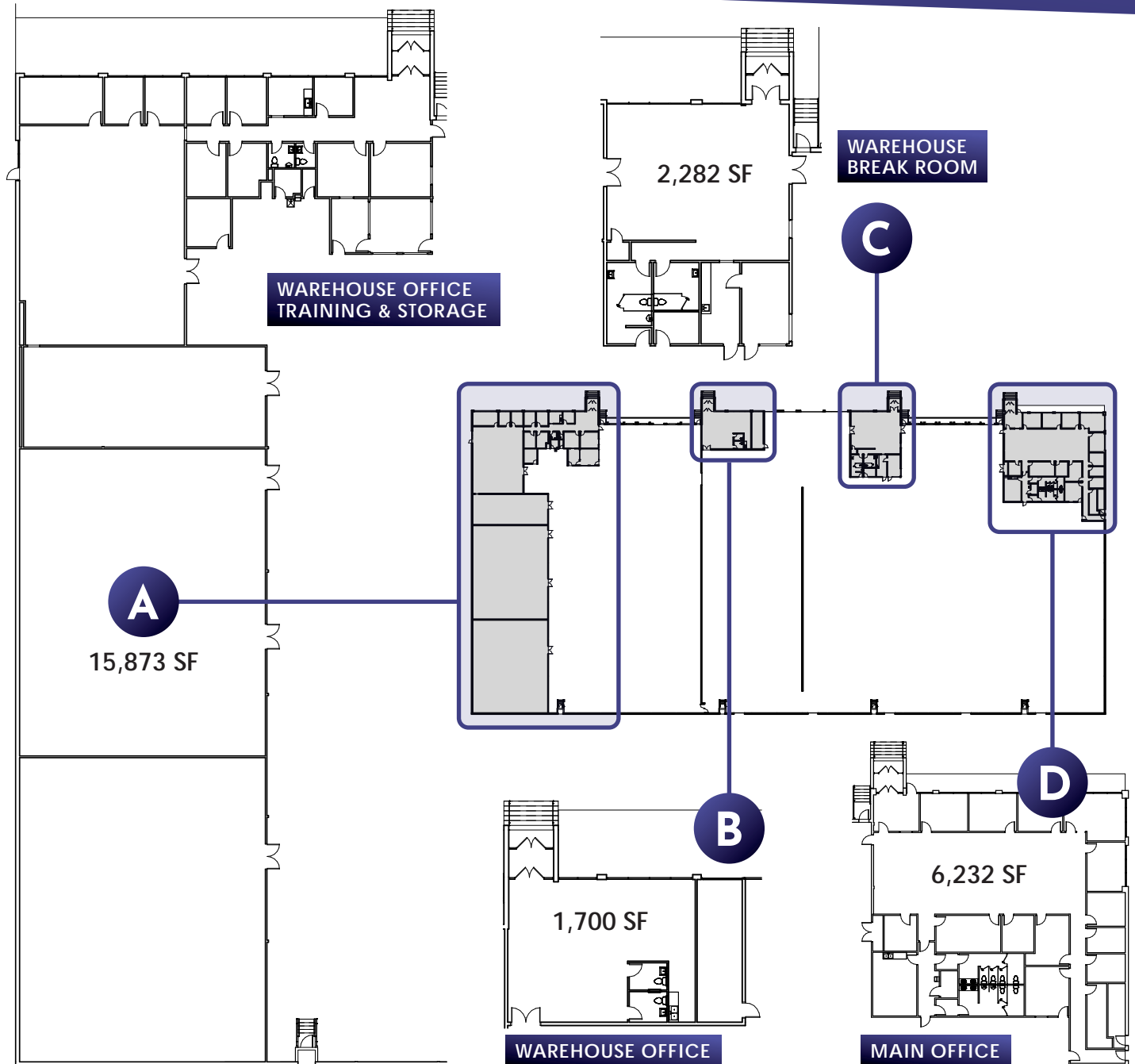
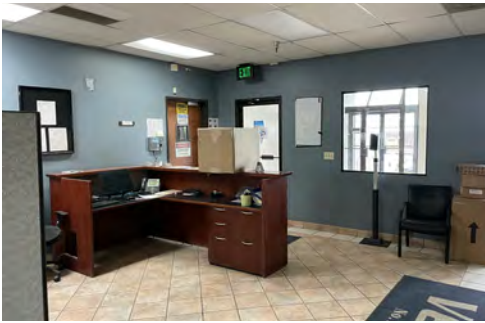
- **Total Building SF:** 119,983
 - 26,087 SF Office
 - 93,896 SF Warehouse
- **Year built:** 1979
- **Lot Size:** 5.61 AC
- **Zoned:** I-B
- 1 story
- Class B
- 15 Docks
- 24' Clear Height
- **Sprinkler System:** ESFR
- Possible Rail access w/5 rear doors
- **Power:** 600 volts, 3 phase
4 wire rated at 800 amps
- **Parking:** 34 Spaces
- **Lease Rate:** \$6.95/SF NNN
Expenses \$3.96/SF
- **Column Spacing:** 30' x 40'



SITE PLAN

PROPERTY HIGHLIGHTS

- Located just east of Havana
- Easy access to I-70 and 56th Ave
- Denver Enterprise Zone
- Monument signage
- Gated truck court





For more information, contact:

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Access to:
 4 min to I-70
 12 min to I-25
 6 min to I-225
 6 min to I-270
 4 Blocks to 56th Ave

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