

Colliers

8125 East 88th Avenue

For Lease | Henderson, CO

*157,845 SF Headquarter Facility
with Freezer & Cooler on 20 Acres*

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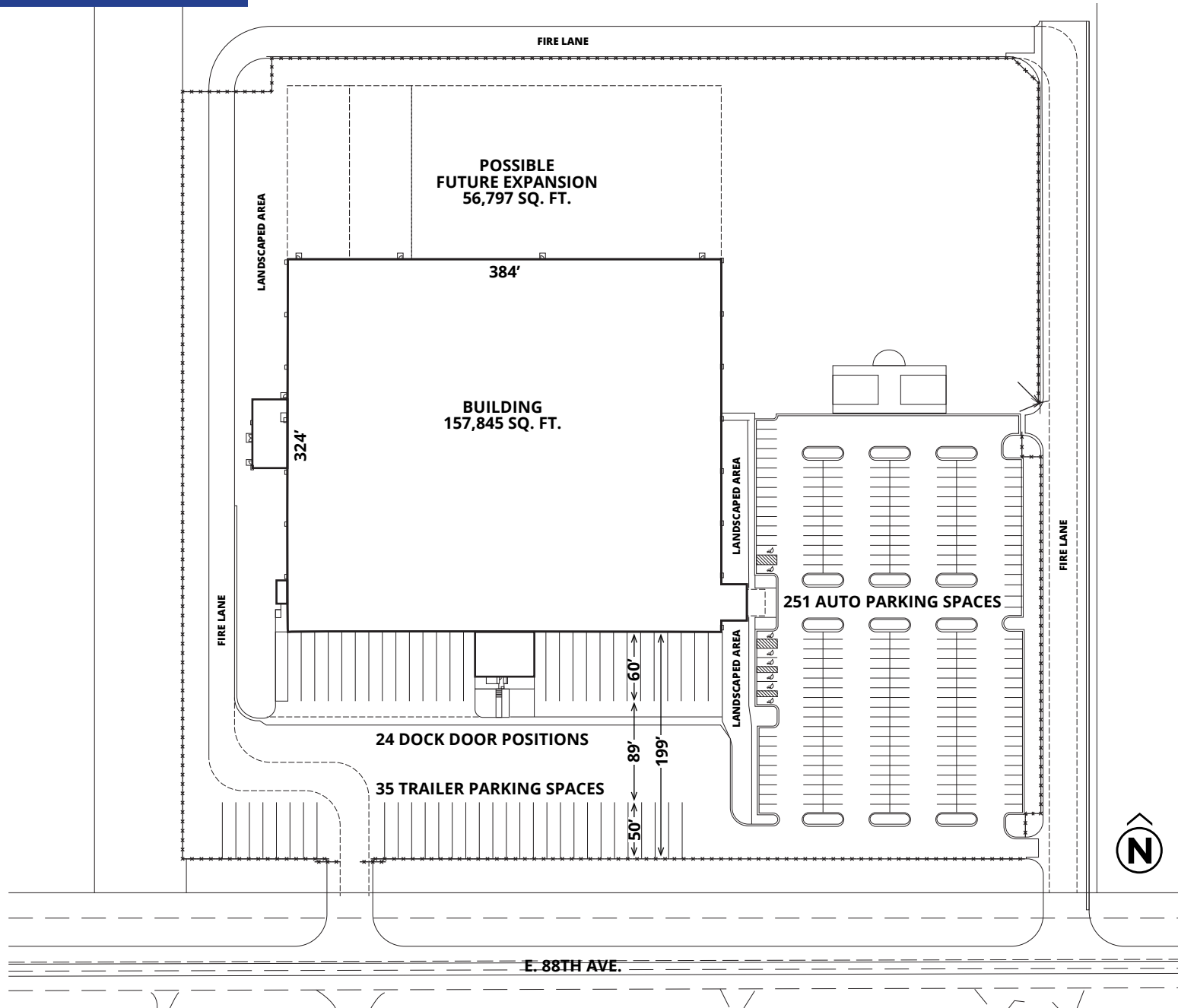
 **View the
Virtual Tour**

8125 E. 88th Ave. | Henderson, CO
Freezer & Cooler Headquarter Facility

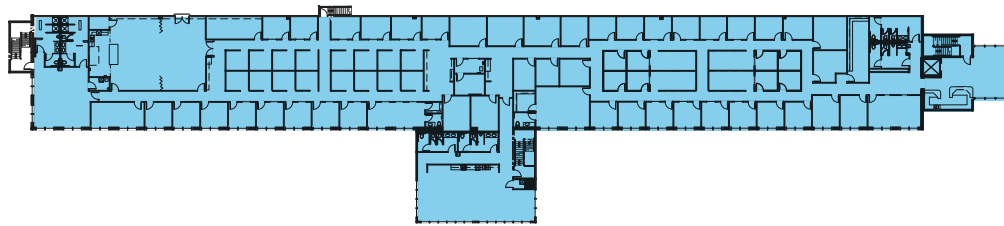


Available SF	157,845 SF
Freezer SF	±15,000 SF
Cooler SF	±15,000 SF; Expandable to 111,000 SF
Cold Dock	±10,000 SF; Expandable to all positions
Office SF	±22,000 SF on 3 levels
Ceiling Heights	31'
Dock Doors	24 dock high doors total; 12 with pit levelers 12 with leveling plates 1 drive-in door (18' x 14')
Temperatures	-12° F freezer to 35° F cooler
Pallet Positions	TBD
Refrigeration System	7,000 lb Ammonia; expertly maintained by current tenant
Zoning	I-2
Lighting	LED motion sensors
Total Site Size	19.96 Acres
Excess Land	Approx. 8 Acres
Auto Parking	251 stalls
Trailer Stalls	30
Power	480V/277V, 4,000 Amp (TBV)
YOC	1998

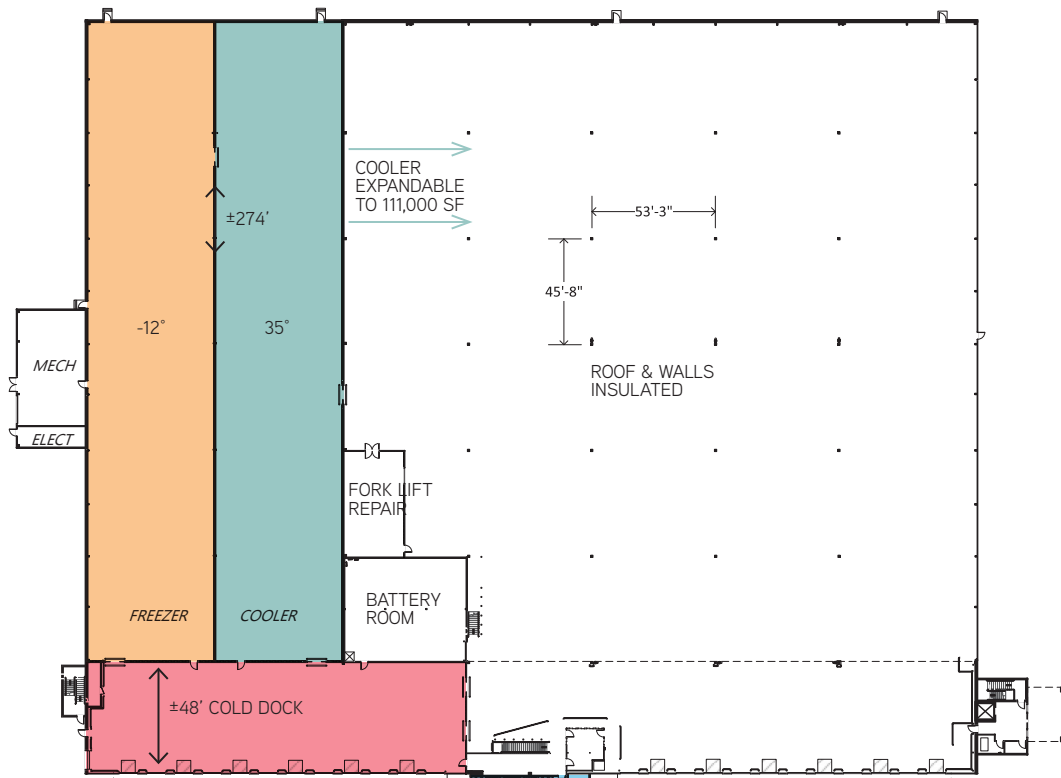
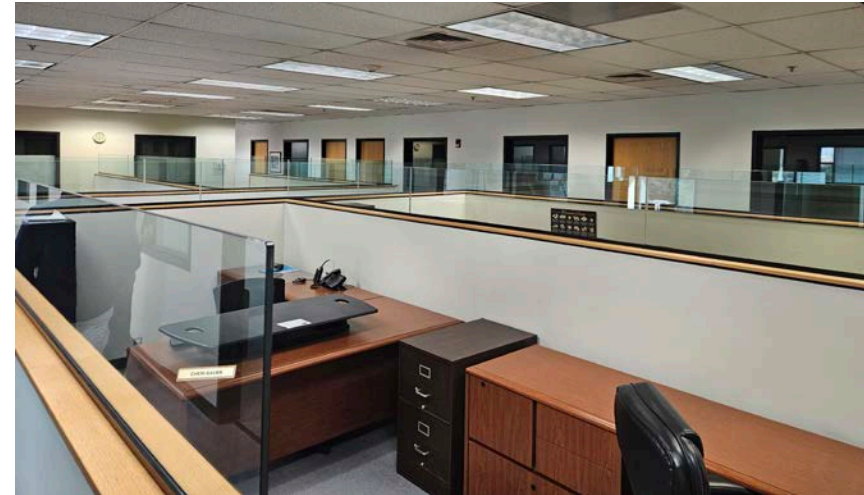
Site Plan



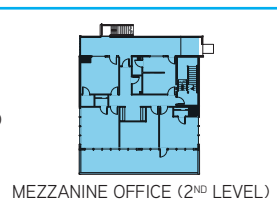
Floor Plan



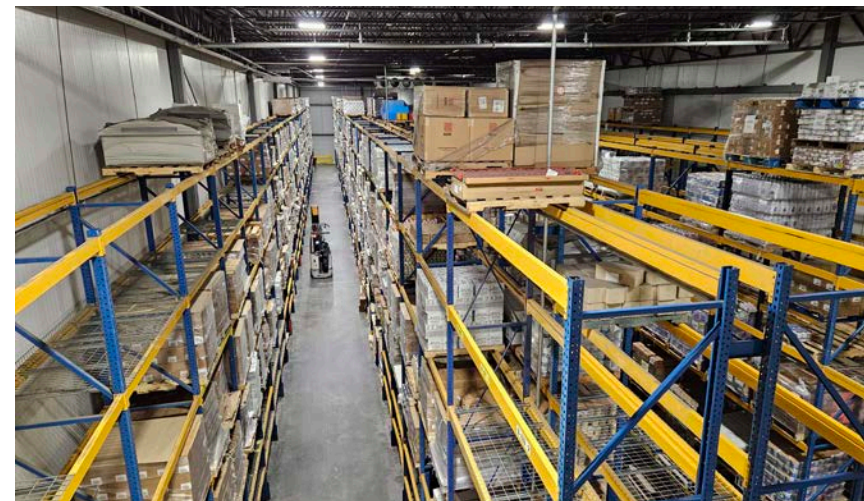
UPPER LEVEL OFFICE - (3rd Level)



DOCK OFFICE (1ST LEVEL)



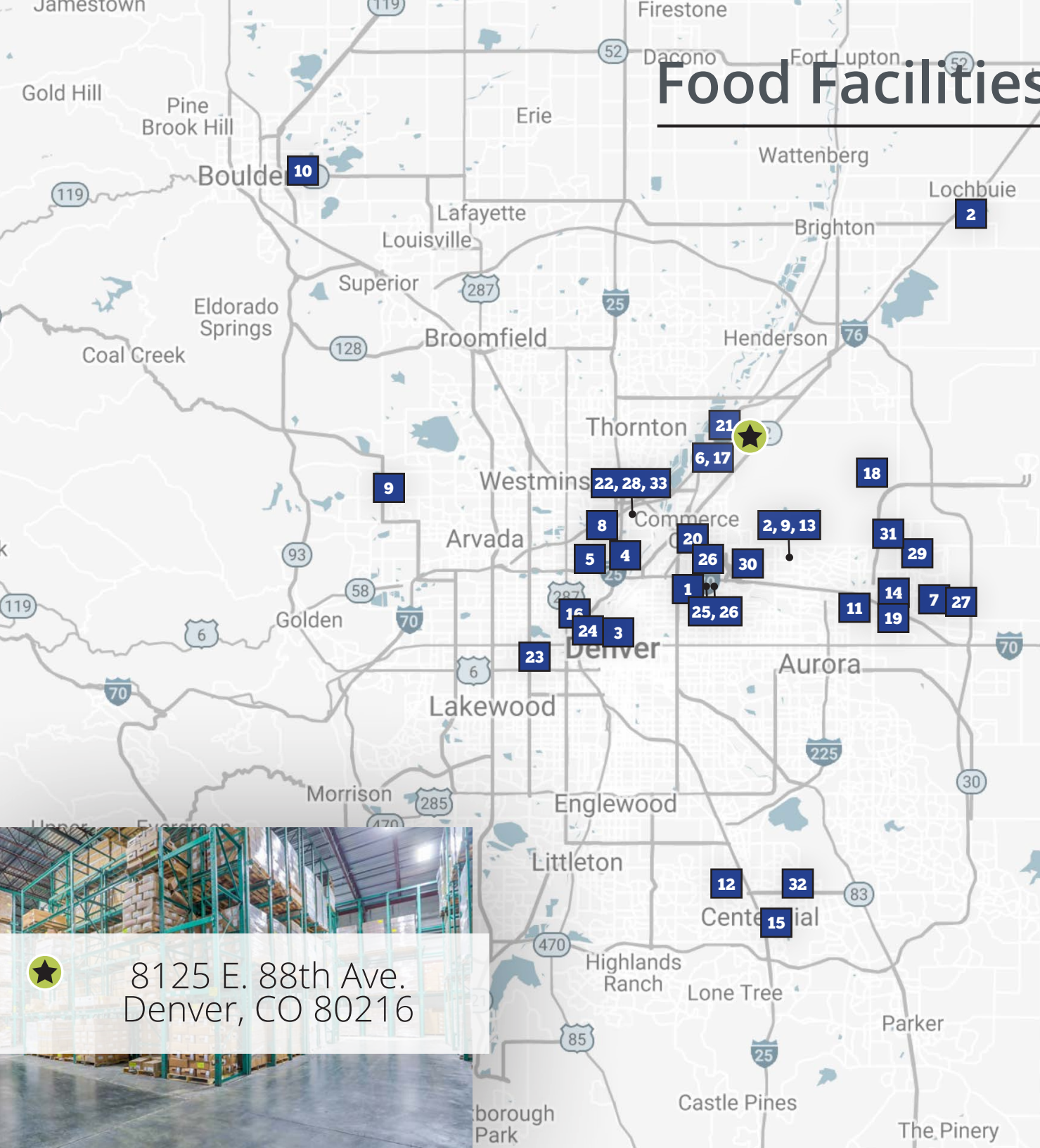
MEZZANINE OFFICE (2ND LEVEL)



- Office (22,000 Sq. Ft.)
- Freezer (15,000 Sq. Ft.)
- Cooler (15,000 Sq. Ft.) Expandable
- Refrigerated Dock (10,000 Sq. Ft.) Expandable
- Dry Warehouse (96,000 Sq. Ft.)

Note: All square footages are approximate

Food Facilities Footprint



8125 E. 88th Ave.
Denver, CO 80216

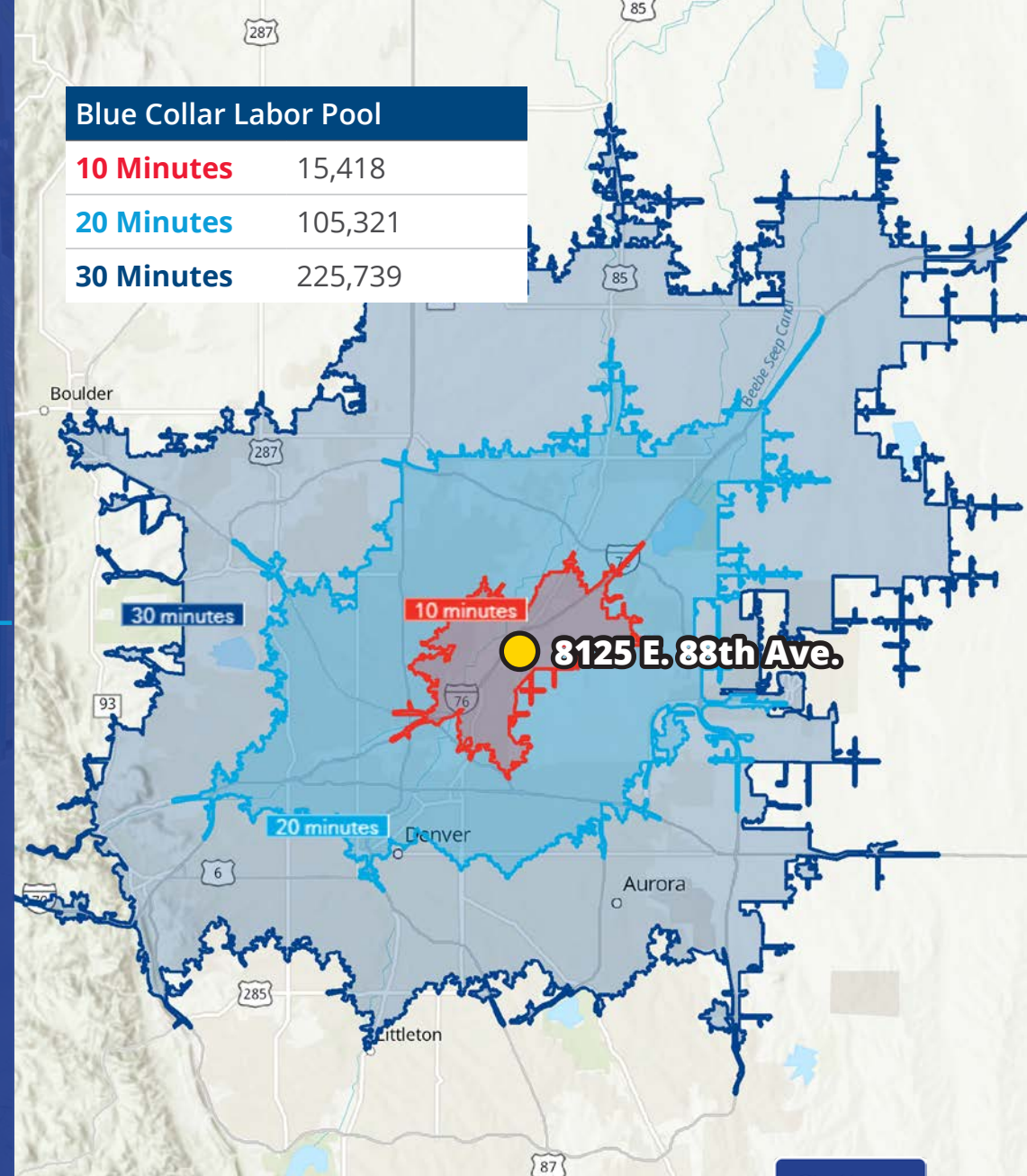
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|----|--|----|---|
| 1 | Albertsons
You're in for something fresh. | 18 | McLANE. |
| 2 | AMERICAN | 19 | Mondelēz International |
| 3 | ConAgra Foods | 20 | OLI |
| 4 | CUSTOM MADE Meals | 21 | PERFORMANCE FOODSERVICE |
| 5 | Dawn | 22 | Planterra FOODS |
| 6 | DPI Specialty Foods
Bringing the Best to Market | 23 | READY FOODS
Home of Marco's Products |
| 7 | Fresca Foods | 24 | Reddylife |
| 8 | FRESHPACK | 25 | SCHWAN |
| 9 | GREEN CHEF | 26 | SEATTLE FISH COMPANY |
| 10 | HARVEST FOOD DISTRIBUTORS
A Harvest Shredwood Company | 27 | Shamrock Foods |
| 11 | Hormel Foods | 28 | Smithfield |
| 12 | interstate warehousing
A Transworld Group Company | 29 | SPROUTS FARMERS MARKET |
| 13 | KeHE | 30 | Sysco |
| 14 | Kellogg's | 31 | UNFI
BETTER FOOD. BETTER FUTURE. |
| 15 | Leprino Foods | 32 | US FOODS |
| 16 | Lineage | 33 | VISTAR. |

Highlights

- Over dock empty pallet storage
- New high speed doors
- Building expandable to 180,000 SF+
- In rack fire suppression
- Ambient space already insulated for cooler expansion
- Racking available
- Test kitchen with +/- 8' hood
- Backup generator for IT and lighting

Northeast Denver location with excellent access at I-76 and 88th Avenue

- 1.0 miles to I-76/US 85
- 4.3 miles to I-270
- 5.0 miles to I-25
- 5.6 miles to I-70
- 8.7 miles to Downtown Denver
- 11.7 miles to Denver International Airport



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