

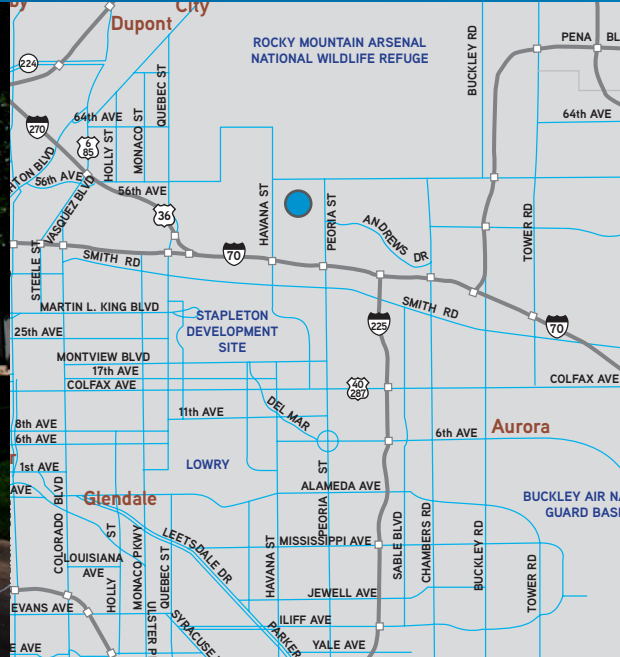
FOR LEASE > INDUSTRIAL SPACE

Midway II Distribution Center



11440 EAST 56TH AVENUE, UNIT 100, DENVER, CO

25,320 SQ. FT.



ESFR SPRINKLER SYSTEM

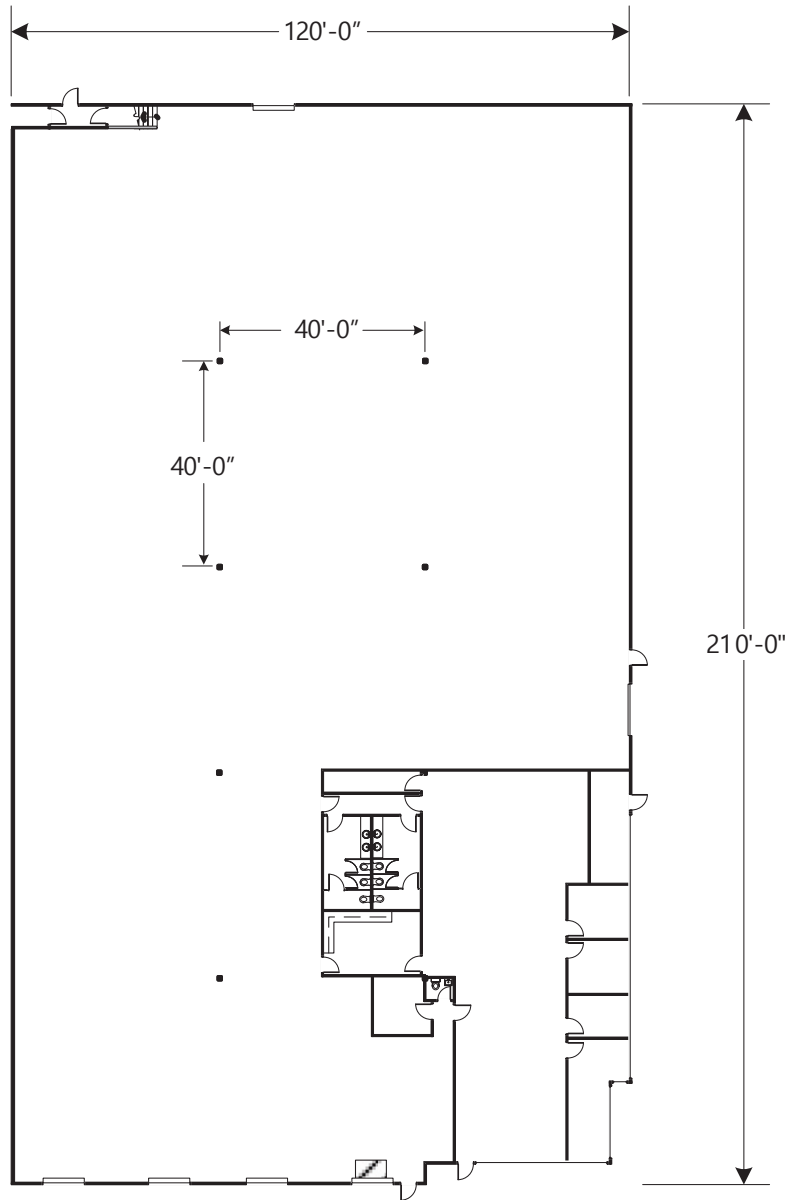
Building Amenities

- > 3,540 Sq. Ft. of Office
- > 40'-0" x 40'-0" Column Spacing
- > Four (4) Dock High Doors
- > Rail Spur (Union Pacific)
- > One (1) Drive-In Door
- > I-B, UO-2 Zoning
- > 24' Clear Height
- > Available December 1, 2024
- > ESFR Sprinkler System
- > For Lease at \$7.95/Sq. Ft. NNN
- > 277/480 Volt Power
- > \$3.08/Sq. Ft. Est. Operating Expenses

AGENT: THOMAS B. STAHL, SIOR
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11440 E. 56th Avenue, Unit 100 > Floor Plan



BROKERAGE
DISCLOSURE



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