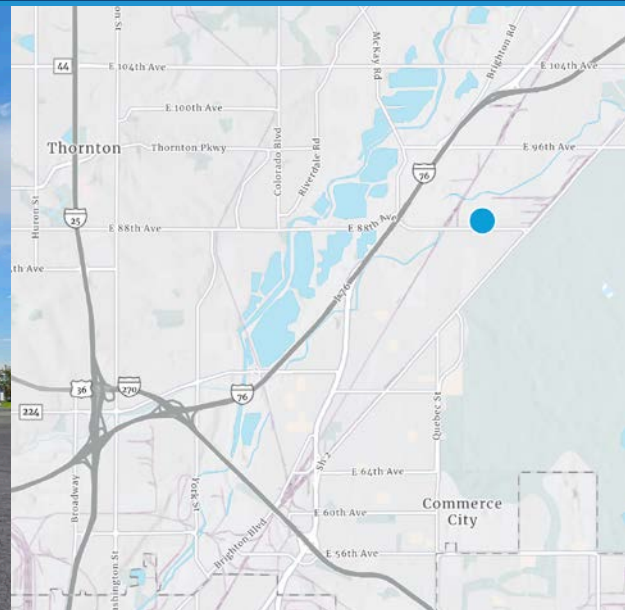


# FOOD GRADE DISTRIBUTION BUILDING WITH FREEZER/COOLER

8125 E. 88th Avenue | Henderson, CO 80640

FOR SUBLEASE > POTENTIAL TERM THROUGH 10/31/40

157,845 SQ. FT.



## Building Amenities

- > 22,000 Sq. Ft. of Three-Story Office
- > 96,000 Sq. Ft. of Dry Warehouse
- > 15,000 Sq. Ft. of Freezer (Ammonia System)
- > 15,000 Sq. Ft. of Cooler
- > Potentially Expandable to 180,000 Sq. Ft.
- > 31' Clear Height
- > 24 Dock High Doors (Half Refrigerated)
- > One (1) Drive-In Door
- > 277/480 Volt Power
- > 1998 Year of Construction
- > 251 Car Parks, 30 Trailer Stalls
- > 19.96 Acre Site
- > I-2 Zoning
- > \$1.52/Sq. Ft. Est. Real Estate Taxes



4643 S. Ulster St., Suite 1000  
Denver, CO 80237  
colliers.com/denver

THOMAS B. STAHL, SIOR  
303 745 5800 | MAIN  
303 283 4572 | DIR  
tom.stahl@colliers.com

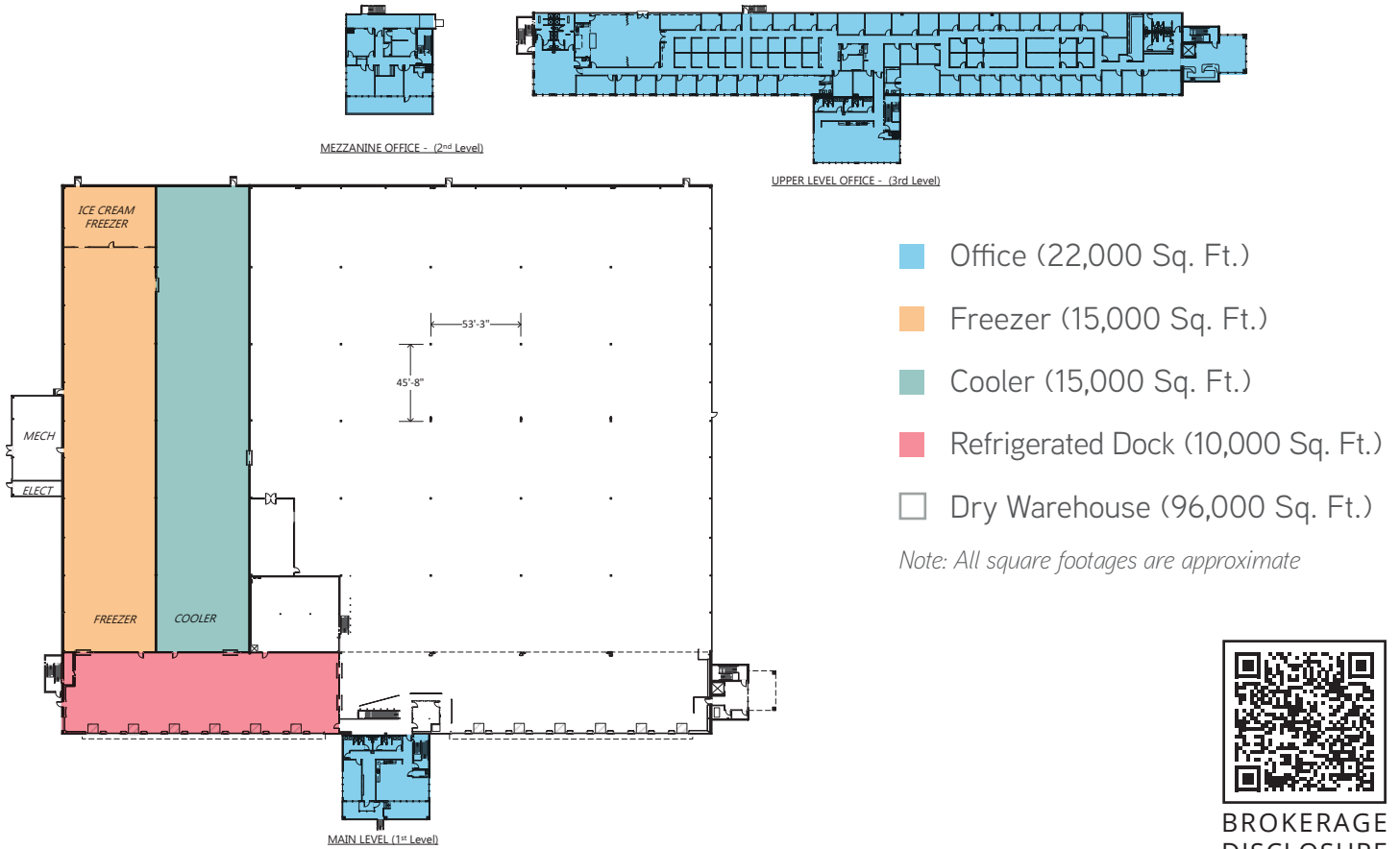
CODY SHEESLEY  
303 745 5800 | MAIN  
303 309 3520 | DIR  
cody.sheesley@colliers.com

TYLER RYON, SIOR  
303 745 5800 | MAIN  
720 833 4612 | DIR  
tyler.ryon@colliers.com



**View the  
Virtual Tour**

## > Floor Plan



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