



FOR LEASE

Warehouse/Distribution Building

5200 Smith Road | Denver, CO 80216



Oversize Dock High And Drive In Potential*

CONTACT:

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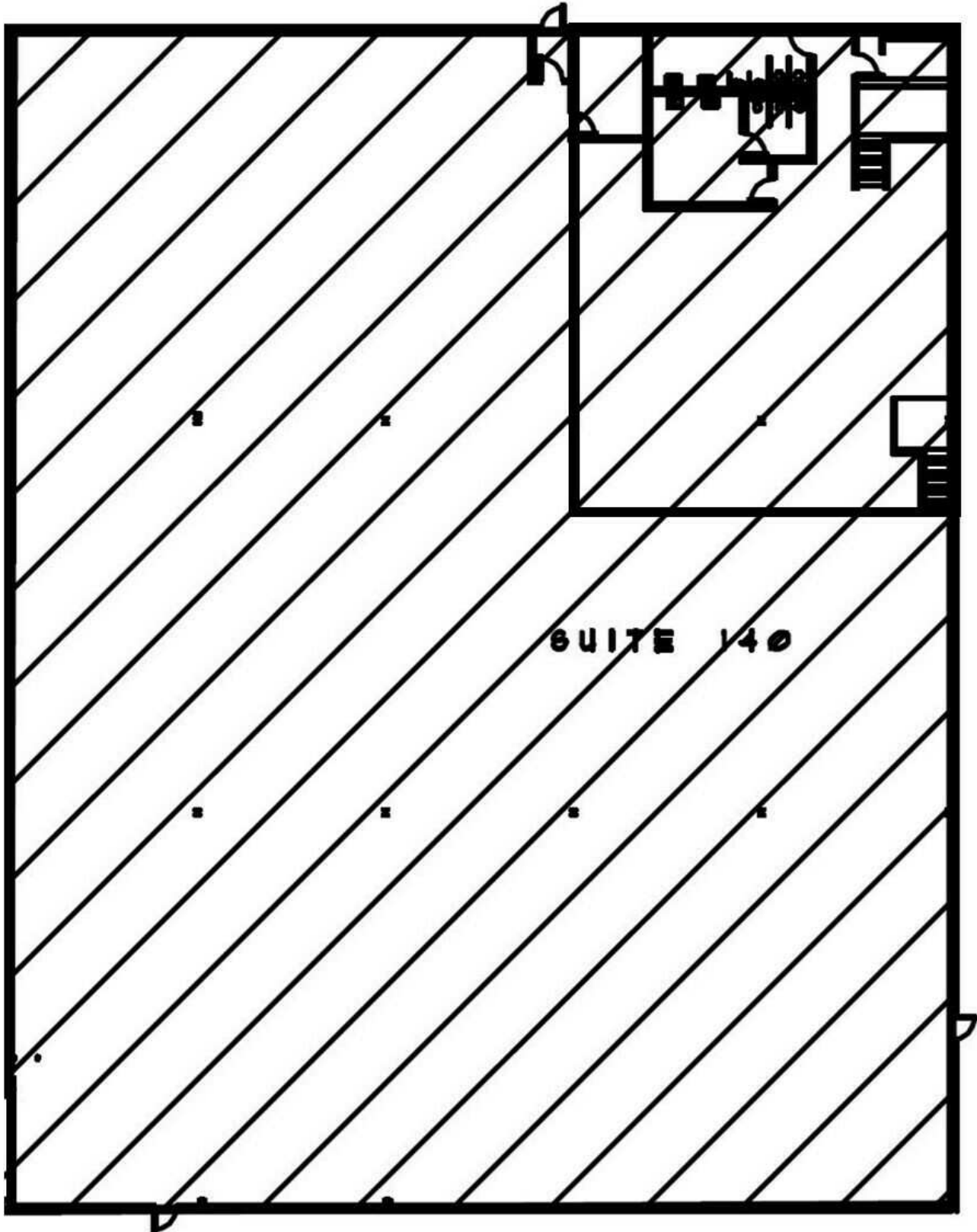


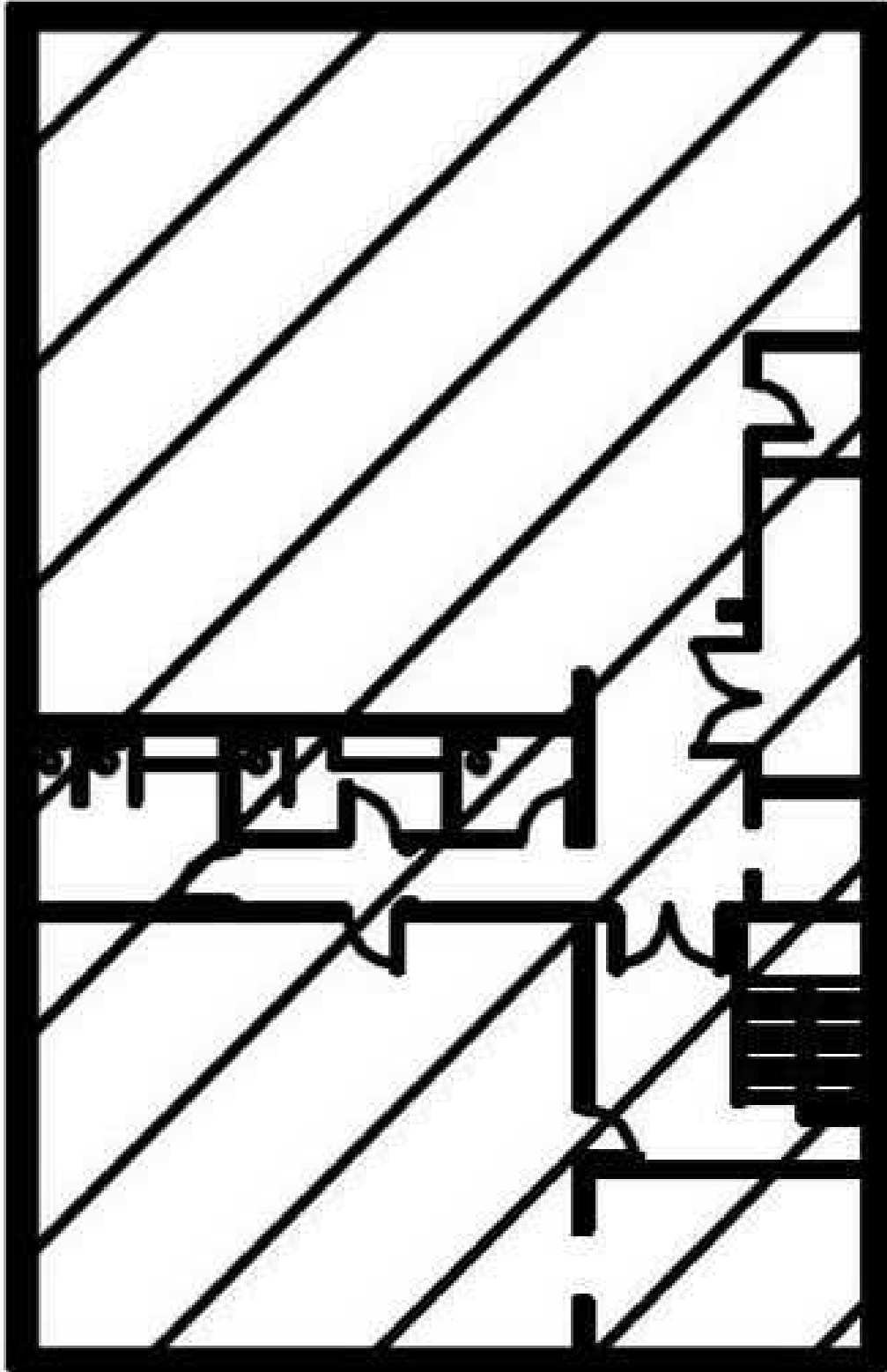
OFFERING SUMMARY

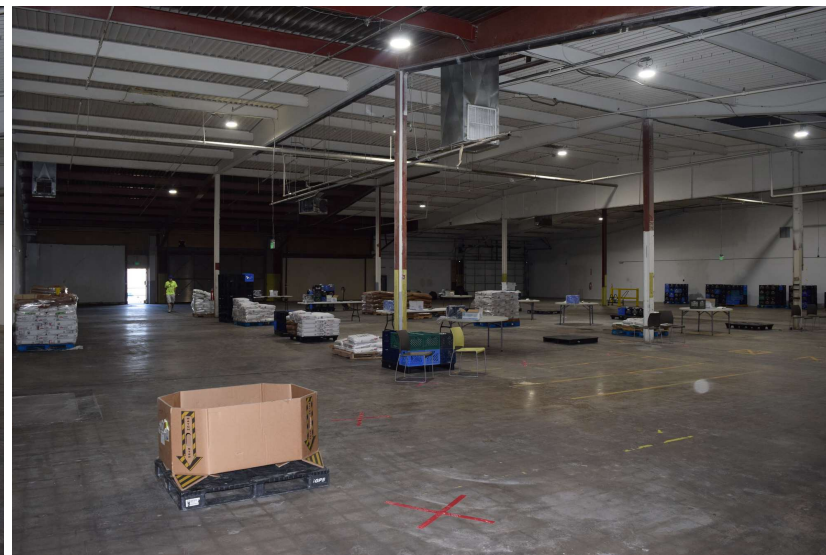
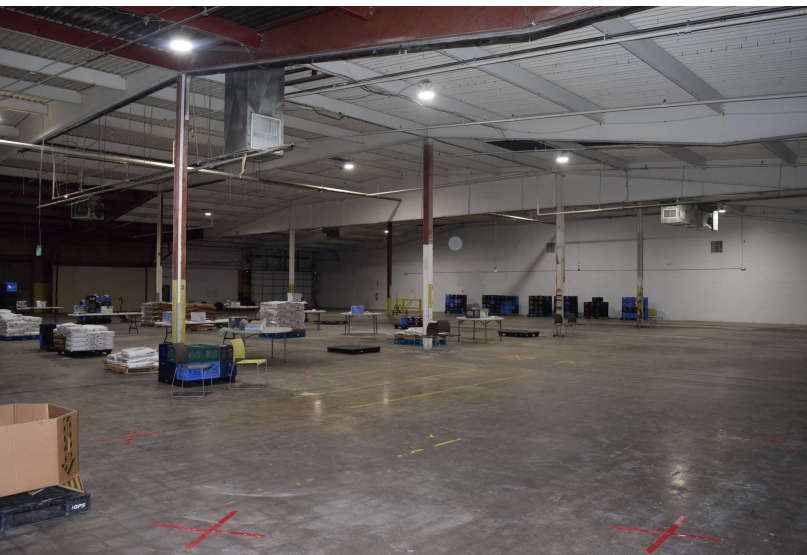
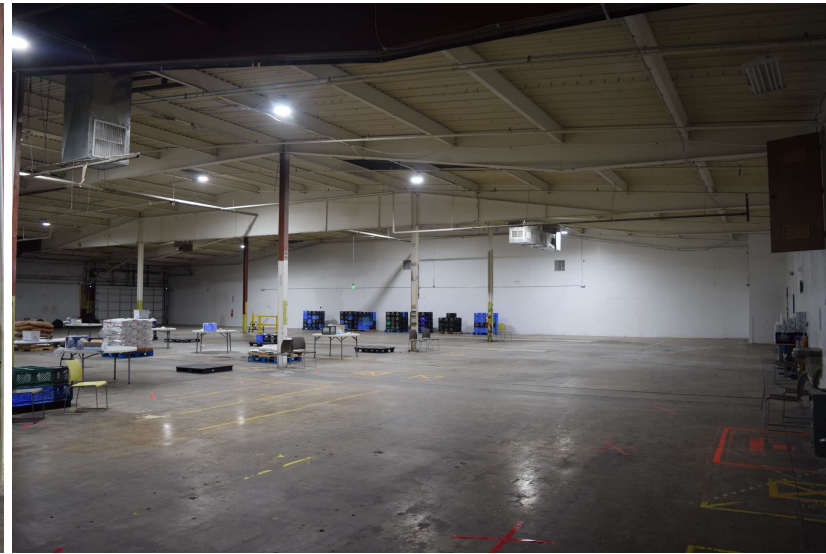
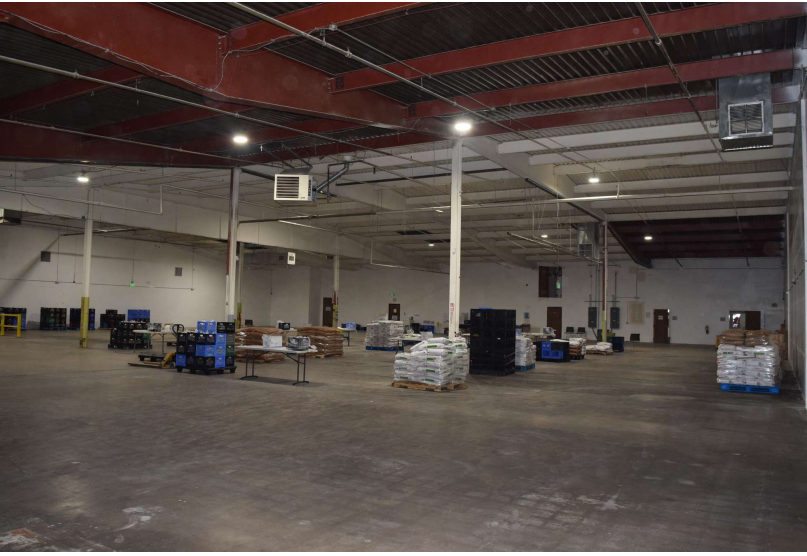
Suite #140:	21,662 SF
Lease Rate:	\$7.50 per SF NNN
NNN's:	\$3.50 per SF
Ceiling Height:	15'-18' clear
Year Built:	1964
Zoning:	I-A

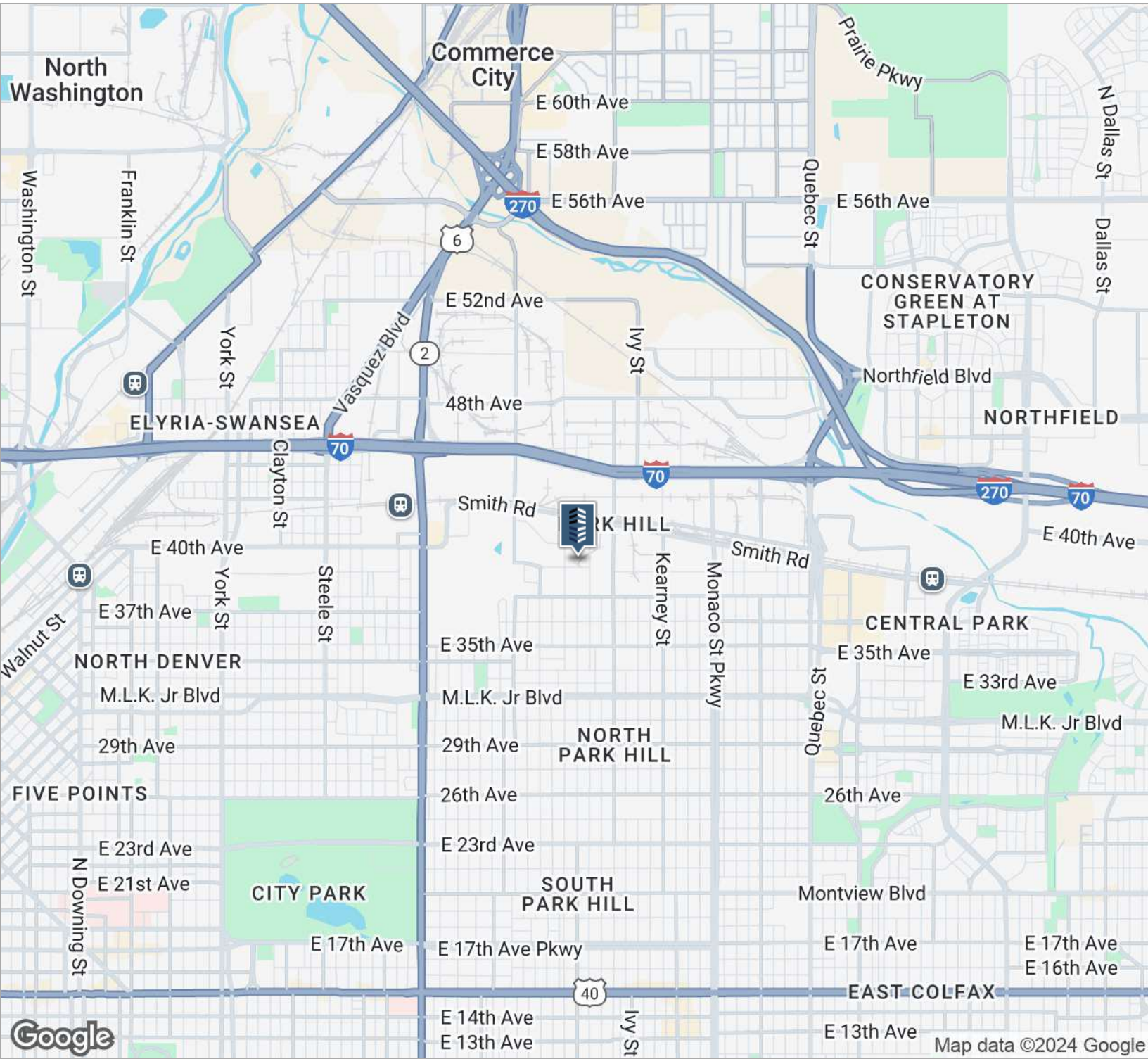
PROPERTY HIGHLIGHTS

- Lease rate reduced from \$10.00/sf to just \$7.50/sf
- Suite #140 - 21,662 SF
- Dock high loading available
- marijuana/hemp/CBD related uses considered also
- 15'-18' clear warehouse area with sprinklers
- Zoned I-A in the city/county of Denver









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