

SuperBlock

DENVER

Superblock is a 279,374 square foot, two building development, located on one of the last remaining industrial zoned sites adjacent to the Peña Boulevard and I-70 interchange. It offers superb visibility from Peña Boulevard and very low property taxes. Superblock is an excellent distribution, manufacturing, and/or warehouse property that has convenient access to I-70 and Peña Boulevard via Green Valley Ranch Boulevard and 40th Avenue. The development is in a premier location close to ample retail amenities.



130' truck court depth

SuperBlock

DENVER

Premier Industrial Location With Visibility on Peña Blvd

Very Low Mill Levy at 79 Mills

Ample Trailer Parking

2 Front Park Rear Load Buildings

Total of 279,374 SF

Divisible to 22,880 SF

Delivering Q1 2026



FOR MORE INFO CONTACT

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CBRE

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45TH AVE
& TELLURIDE ST
DENVER, COLORADO



HIGHLIGHTS

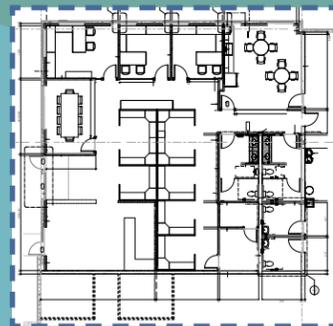
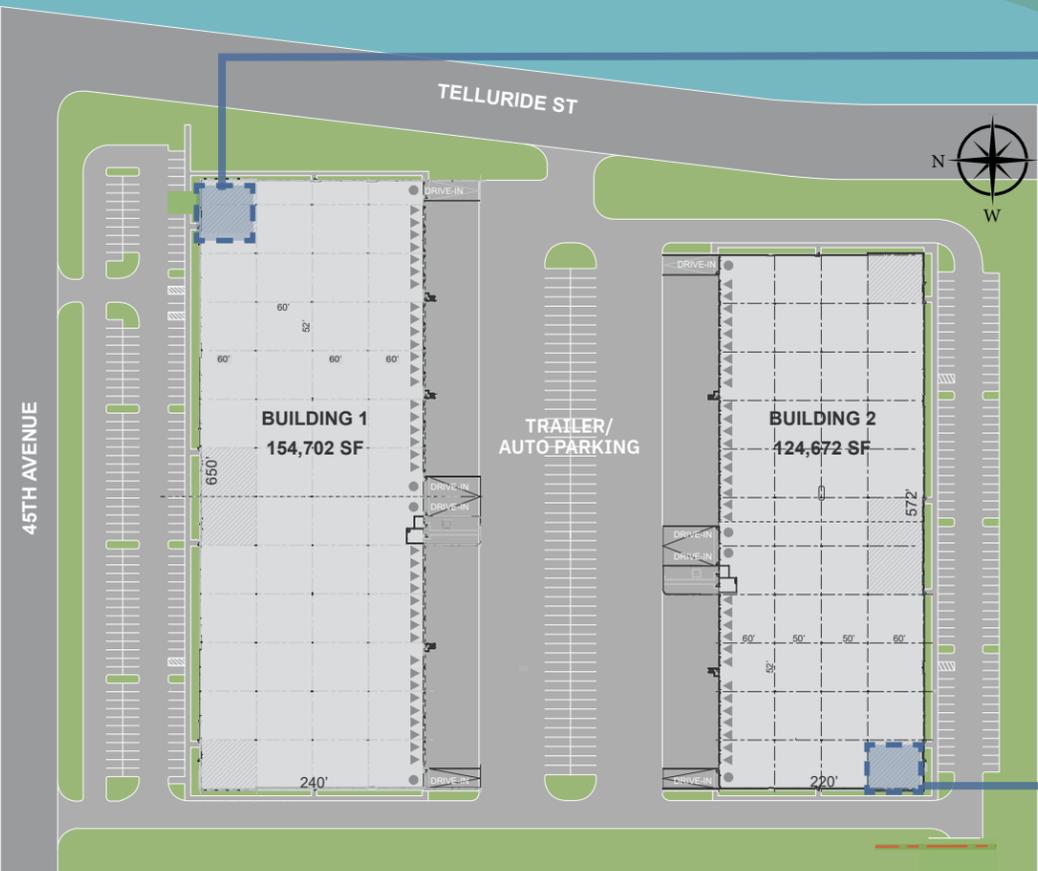
- ▶ Site AC: 16.59
- ▶ High profile building signage available
- ▶ Class A FPRL Small Bay Industrial in Prime Location
- ▶ Trailer Parking: 22 Stalls - Building 1
17 Stalls - Building 2
- ▶ 32' Clear Height
- ▶ Low mill levy of 79.202 mills (Denver)
- ▶ Retail amenities nearby
- ▶ Power: Up to 4,000A capacity per building
- ▶ Lease Rate: Negotiable

BUILDING DIMENSIONS

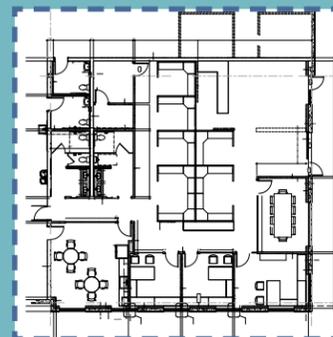
BUILDING 1



BUILDING 2



Building 1 Office:
3,527 SF



Building 2 Office:
3,522 SF