



FREEZER/COOLER PROPERTY AVAILABLE

47,898 SF

11001 E 53rd Ave

Denver, CO 80239



PROPERTY DETAILS

BUILDING SPECIFICATIONS

- 47,898 sf on 2.4288 acres
- Built in 1997 and expanded in 2011
- 3,000 sf office space

COOLER AND REFRIGERATED AREAS

- Type: Freon with semi-hermetic compressors on all condenser units
- Dry storage - 8,686 sf
- Zero to 15 degree Freezer - 3,582 sf
- -10 to Zero Freezer - 4,377 sf
- Cooler - +/- 20,979 sf
- All freezer / cooler equipment installed in 2011

CLEAR HEIGHTS

- Freezer / Cooler space: 18'-29'
- Ambient Warehouse: 35'

DOCK AREA

- 5 Dock High Doors
- 1 Drive In (10'x12')

PALLET SPACES

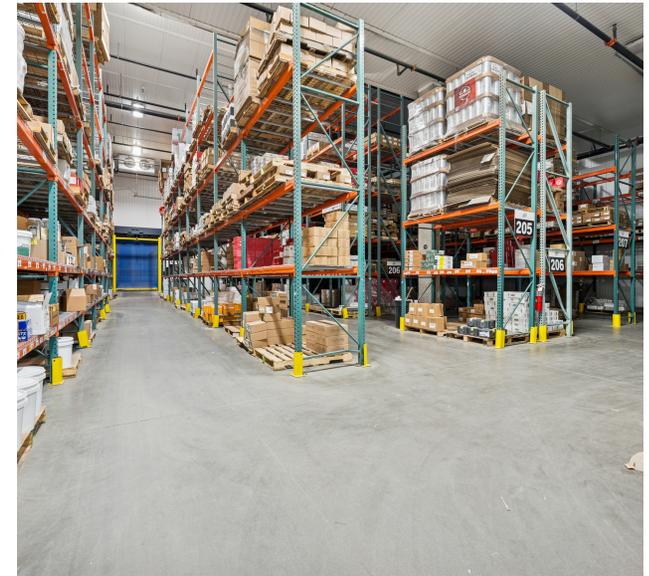
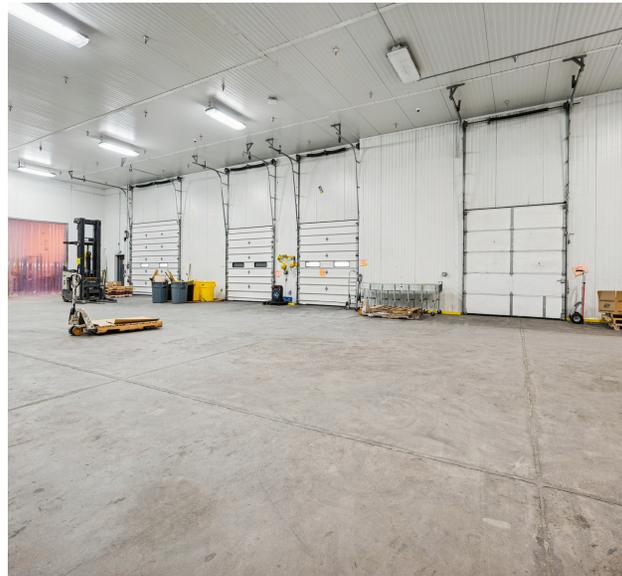
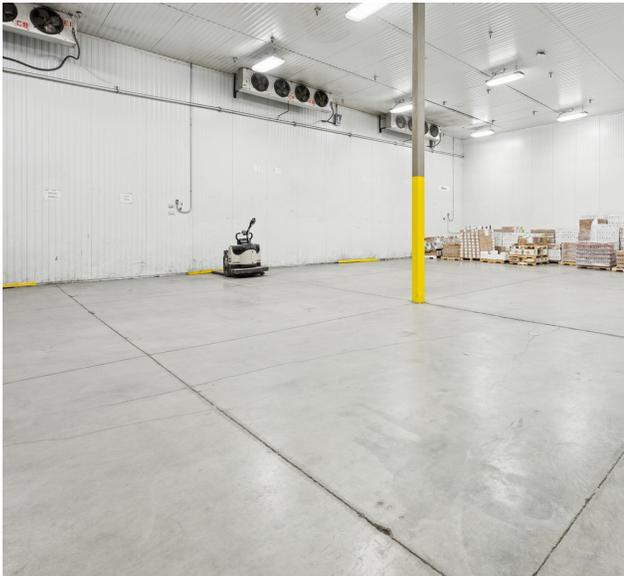
- Cooler (150 bays @ 1800)
- Freezer (83 bays @ 1135)
- Dry (60 bays @ 720)

MISCELLANEOUS

- Zoning I-B General Industrial District
- Natural Gas and Electric supplied by Xcel Energy
- Racking to remain
- Two floor drains

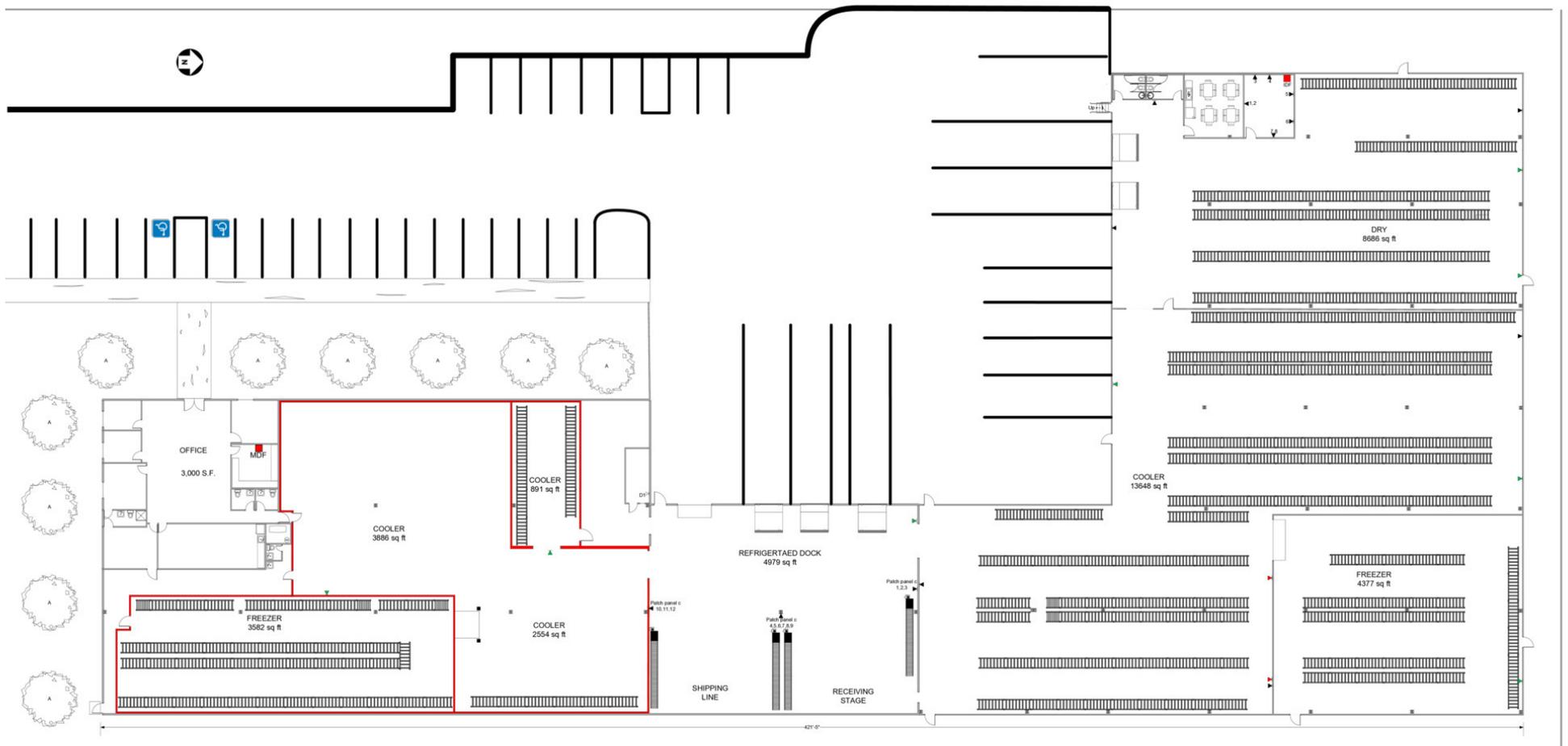


ADDITIONAL PHOTOS



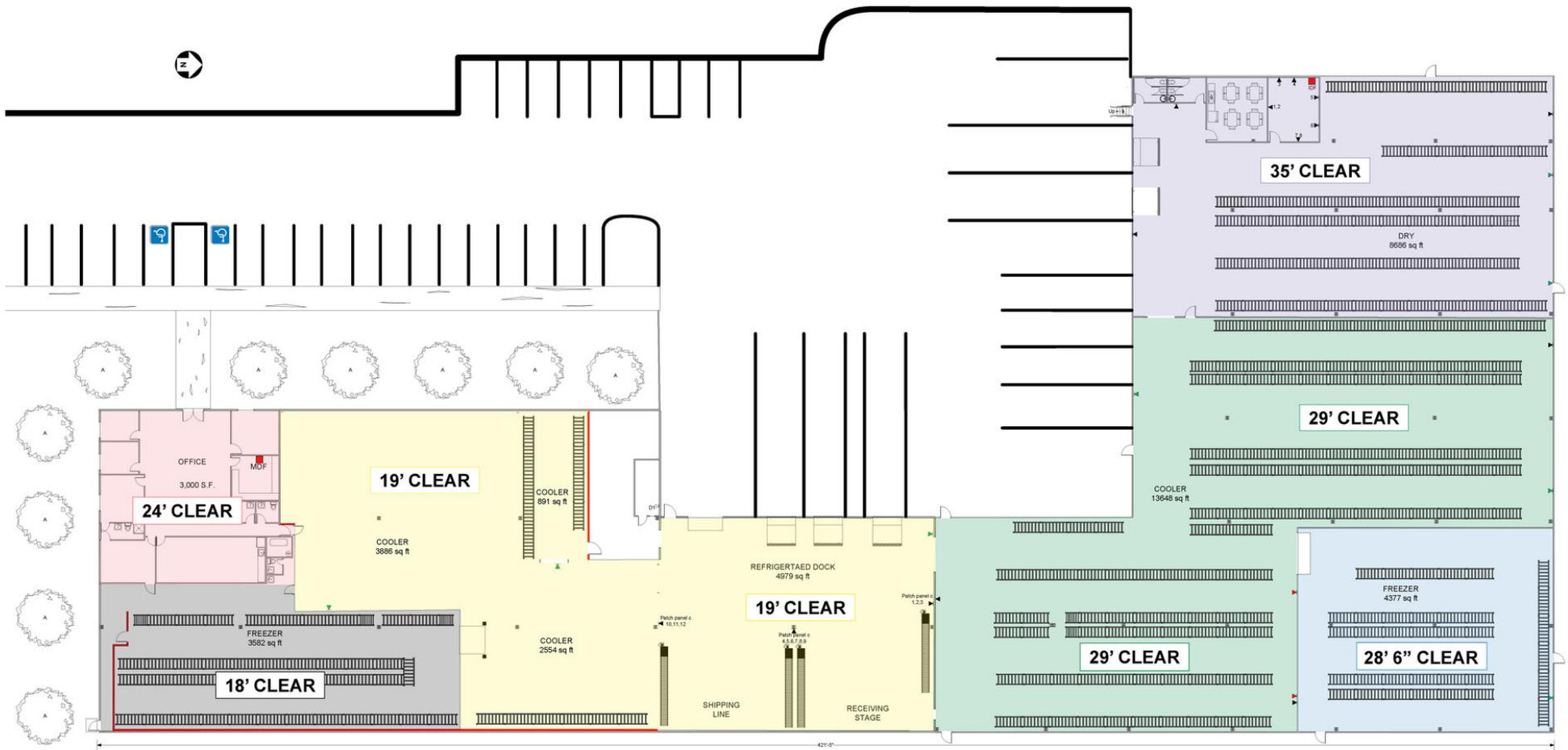
FLOORPLAN

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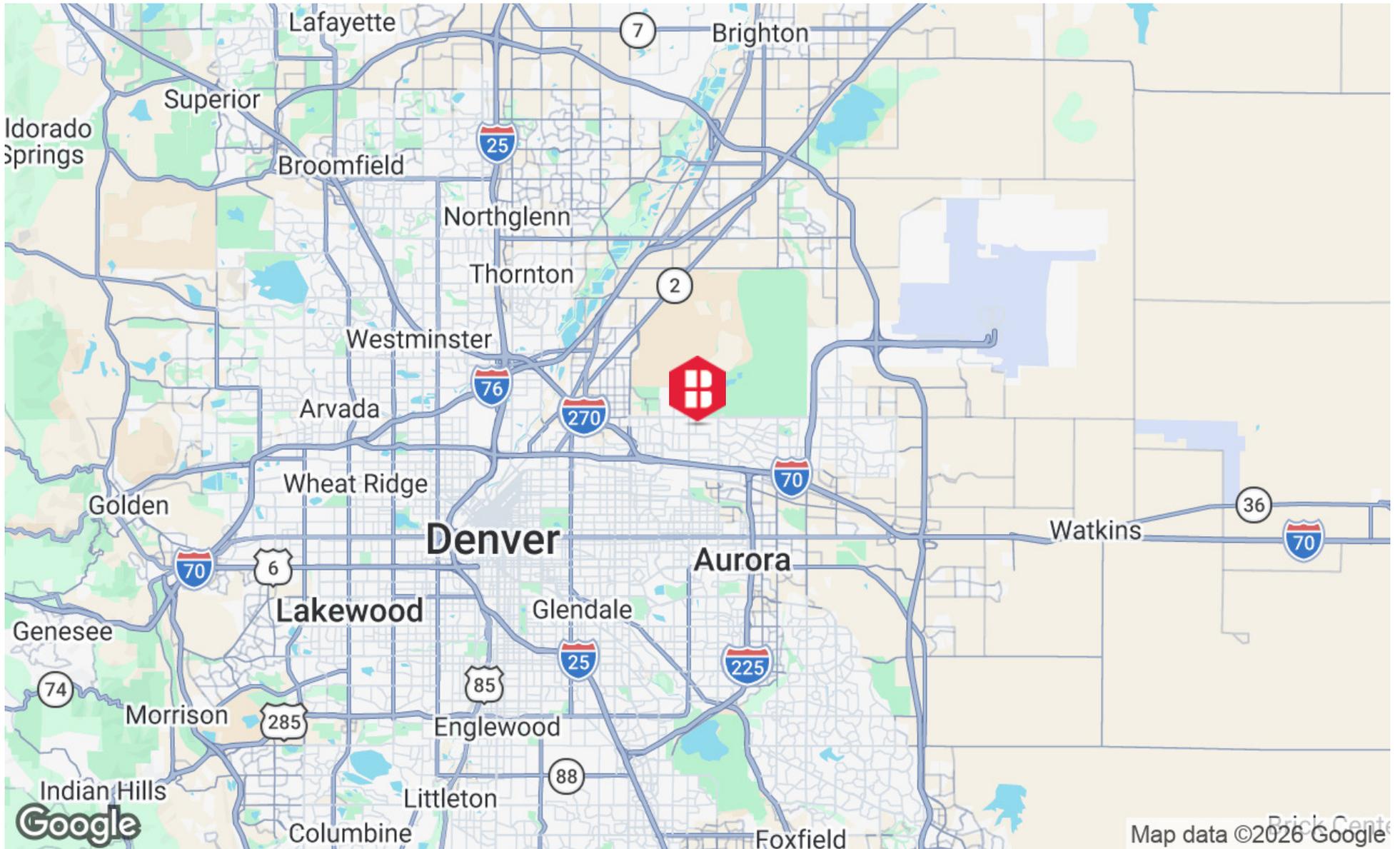


FLOOR PLAN - CLEAR HEIGHTS

11001 E 53RD AVE
Denver, CO 80239



LOCATION MAP





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