

7270 Gilpin Way  
Denver, CO 80229

INDUSTRIAL FOR LEASE



 **CENTER LAND**  
PROPERTIES, INC.  
LAND DEVELOPMENT PROPERTY MANAGEMENT

For More Information  
(303) 288-3874

# PROPERTY INFORMATION

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LEASE RATE: \$17.50/SF NNN

UNIT SIZE: 2,240 SF

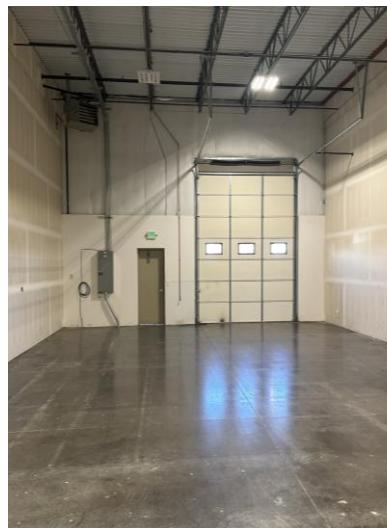
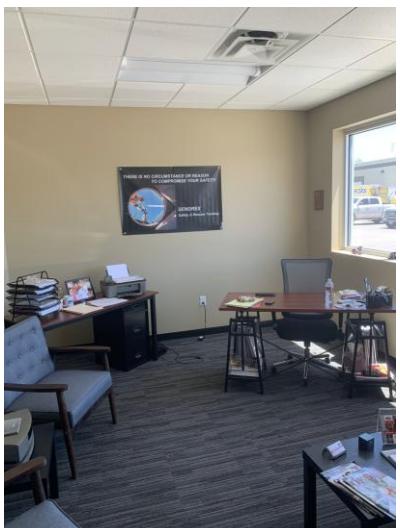
POWER: 3P | 200AMP | 208V

CLEAR HEIGHT: 18'

ZONING: I-1

OVERHEAD DOORS: 1 (12'X14')

YEAR BUILT: 2020



## HIGHLIGHTS

- Centrally Located
- Easy access to I-25, I-76, I-70, and US-36
- Heated Warehouse
- Local & Onsite Owner/Management

# SUITE 230

