

5095

Colorado Blvd.

Denver, CO 80216

FOR LEASE



11,941 SF Warehouse - For Lease

Property Highlights

- **11,941 SF warehouse available immediately**
Ready for occupancy
- **High-visibility frontage on Colorado Blvd**
Strong exposure to thousands of daily drivers
- **Quick connection to I-70, I-270 & key Denver transit corridors**
Ideal for distribution or customer access
- **Convenient public transit access**
Easy commute for employees and visitors
- **Clear span interior with metal truss barrel roof**
Flexible, unobstructed layout for a variety of uses
- **Property is also available for sale**
Contact broker for additional information

Lease Rate: \$7.60/SF NNN



Property Facts

AVAILABLE SF	11,941 SF
WAREHOUSE AREA	10,441 +/- SF
OFFICE AREA	1,500 +/- SF
NNN Estimate	\$4.95/SF
AVAILABILITY	Immediate
CEILING HEIGHT	12'
LOADING	Two (2) 10' Dock Doors One (1) 12' Drive-in Door
PARKING	Ample (Common Area)
ZONING	I-A
POWER	120/208 V 3-Phase 2,000 Amps

**Shames
Makovsky**

Sandy Feld

303 829 5000

sfeld@shamesmakovsky.com

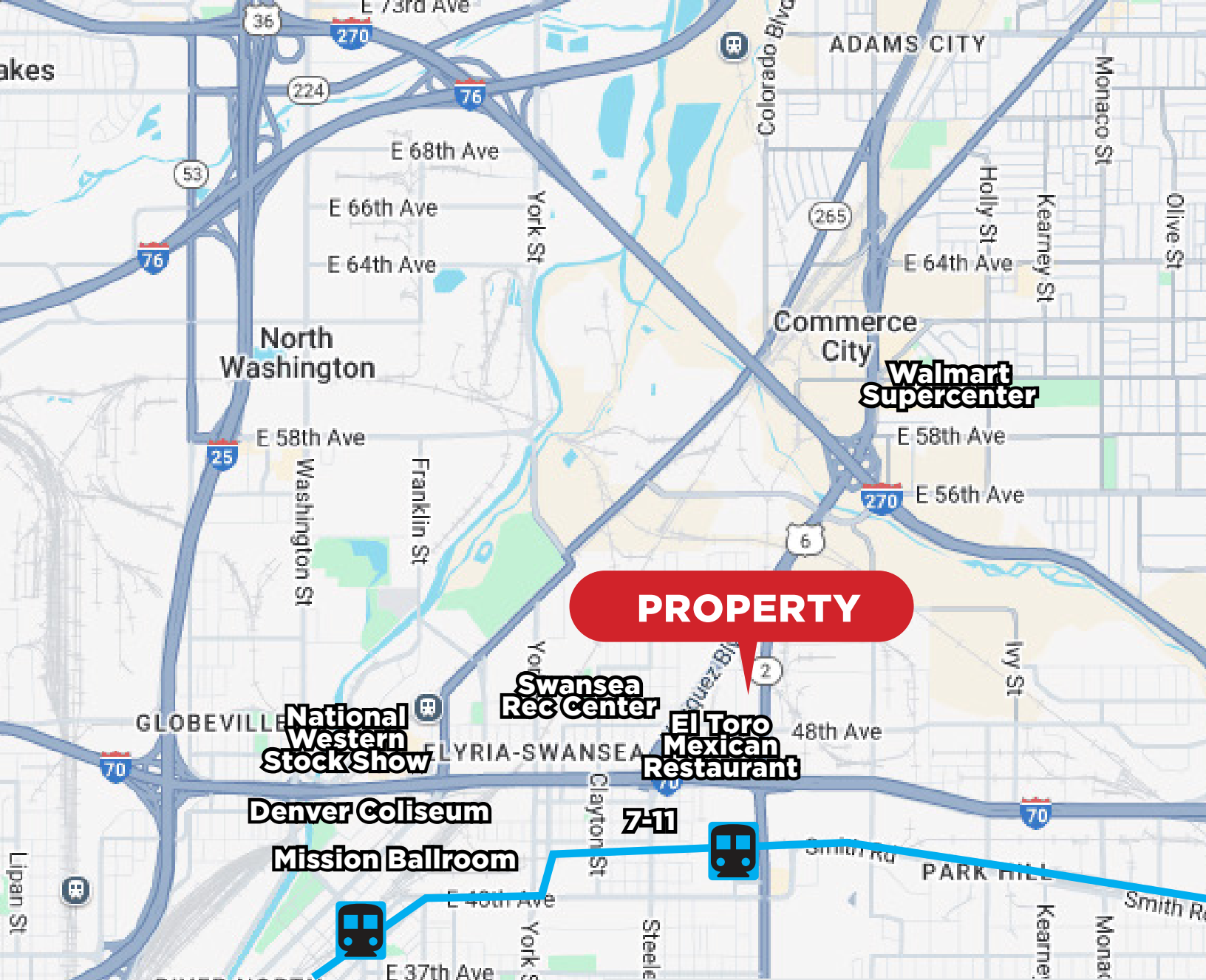
Solomon Stark

303 565 3032

sstark@shamesmakovsky.com

**5095
Colorado**





Shames Makovsky

Sandy Feld

303 829 5000

sfeld@shamesmakovsky.com

Solomon Stark

303 565 3032

sstark@shamesmakovsky.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Demographics

	1 MI	3 MI	5 MI
Population	3,125	74,941	357,786
Median Age	33.8	35.9	35.9
Median Home Value	\$325,000	\$506,158	\$592,516
Average HH Income	\$80,630	\$109,795	\$113,213
Median HH Income	\$56,285	\$81,165	\$85,122
Daytime Employees	6,126	75,008	329,492