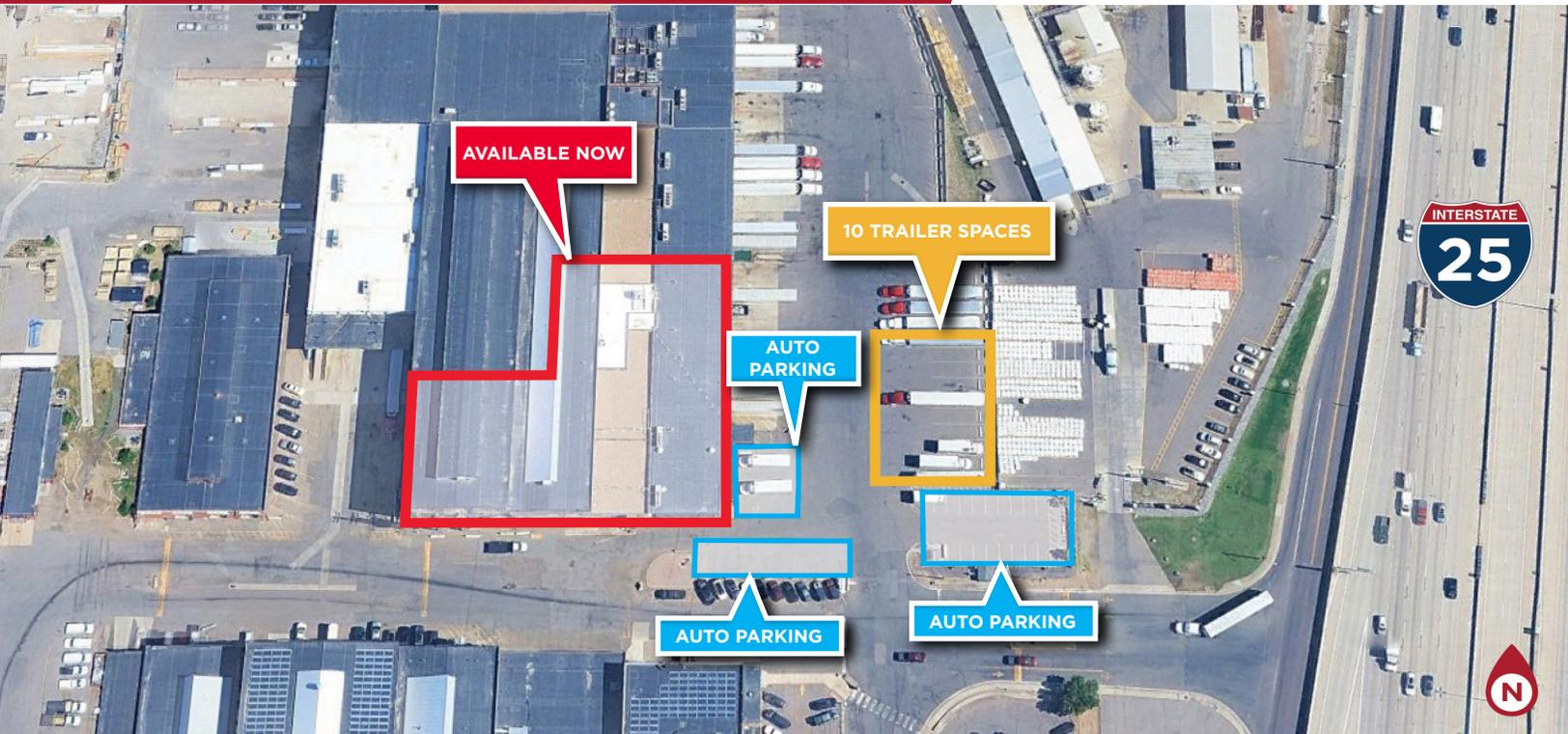


FOR LEASE

THE DENVER SHOPS

5151 BANNOCK STREET, WAREHOUSE J
DENVER, COLORADO 80216



DISTRIBUTION WAREHOUSE SPACE | 36,295 SF AVAILABLE FOR IMMEDIATE OCCUPANCY

PROPERTY HIGHLIGHTS

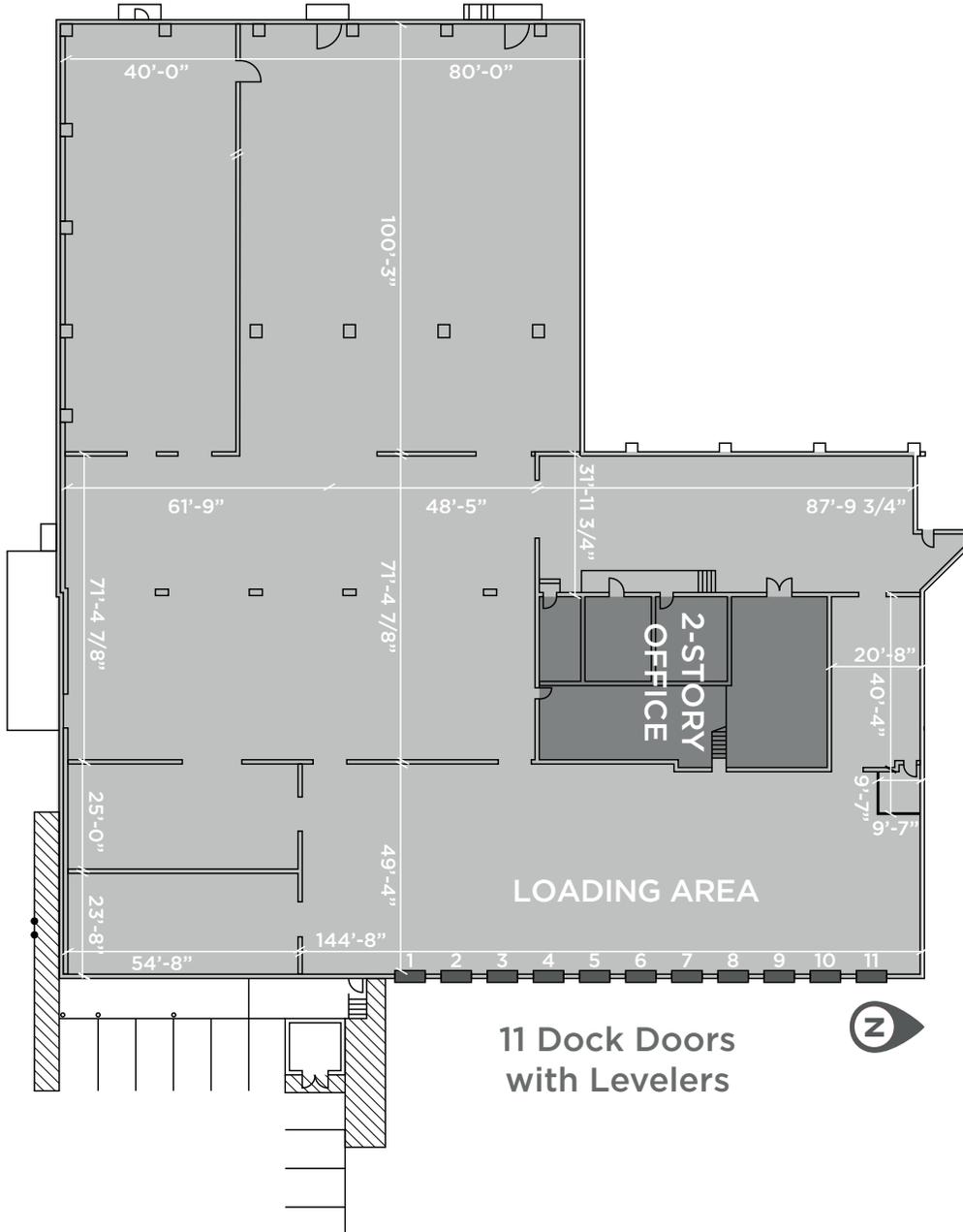
-  **SPACE AVAILABLE**
36,295 SF
-  **LEASE RATE**
\$5.95/SF NNN
-  **OPEX**
\$4.86/SF
-  **LOADING**
11 DOCK HIGH DOORS WITH LEVELERS
-  **PARKING**
38 CAR PARKS
10 TRUCK/TRAILER PARKS
-  **POWER**
800 AMP 480 VOLT 3 PHASE
(more power can be easily added)
-  **CLEAR HEIGHT**
12'-16'

PROPERTY FEATURES

- Available for immediate occupancy
- 36,925 SF warehouse space
- Central location with easy access to I-25, I-70, & I-76
- Can access 2.5M people within a 30 minute drive
- Abundant surface parking for employees & clients
- Trailer parking available

SITE & FLOOR PLAN

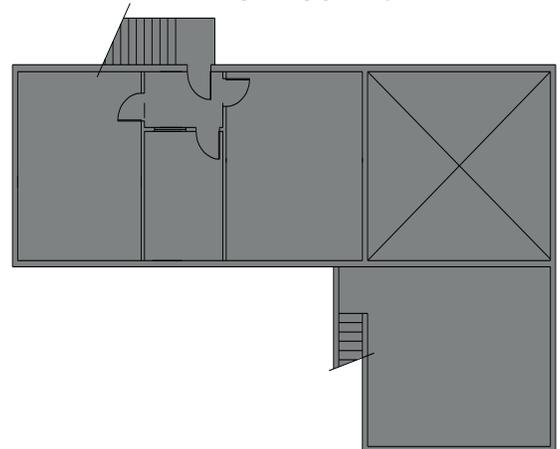
WAREHOUSE J



11 Dock Doors
with Levelers



Second Story
Office Plan



AERIAL MAP



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