



Industrial Space For Lease

3 Months Free Base Rent
On A New 5 Year Signed Lease*

Highlights

- > Easy Access to I-70 and I-25
- > Central Denver location
- > Automated Gate and Fenced Parking/Loading Court
- > Updated Office Finishes

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Denver Core Industrial

5050 Fox Street | Unit M

Denver, CO 80216

Property Overview

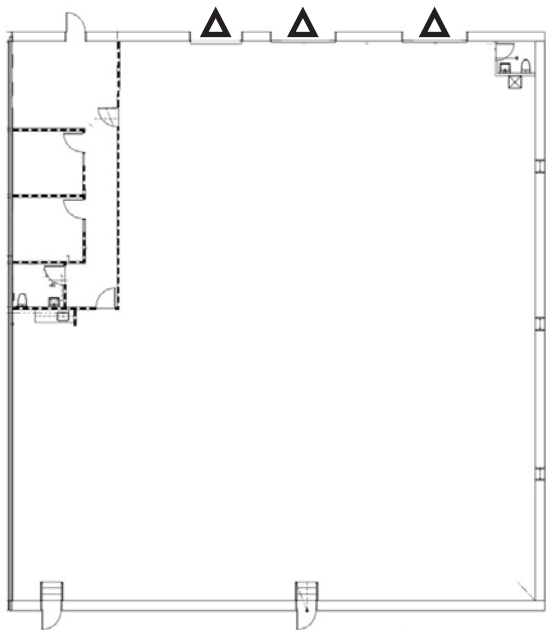
Available:	Immediately
Unit Size:	7,570 SF
Office Size:	+/- 10%
Lease Rate:	\$11.95/SF NNN
Op. Ex.:	\$5.93/SF (Est. 2024)
Clear Height:	14'9"
Loading:	Three (3) Drive-Ins
Sprinklered:	Yes, Standard Wet System
Power:	300 Amps (TBV)
Zoning:	I-B, UO-2

**Must take occupancy by the end of 2024, 5 year term necessary.
Pricing, terms, and availability are subject to change and/or withdrawal without notice.*

For Lease



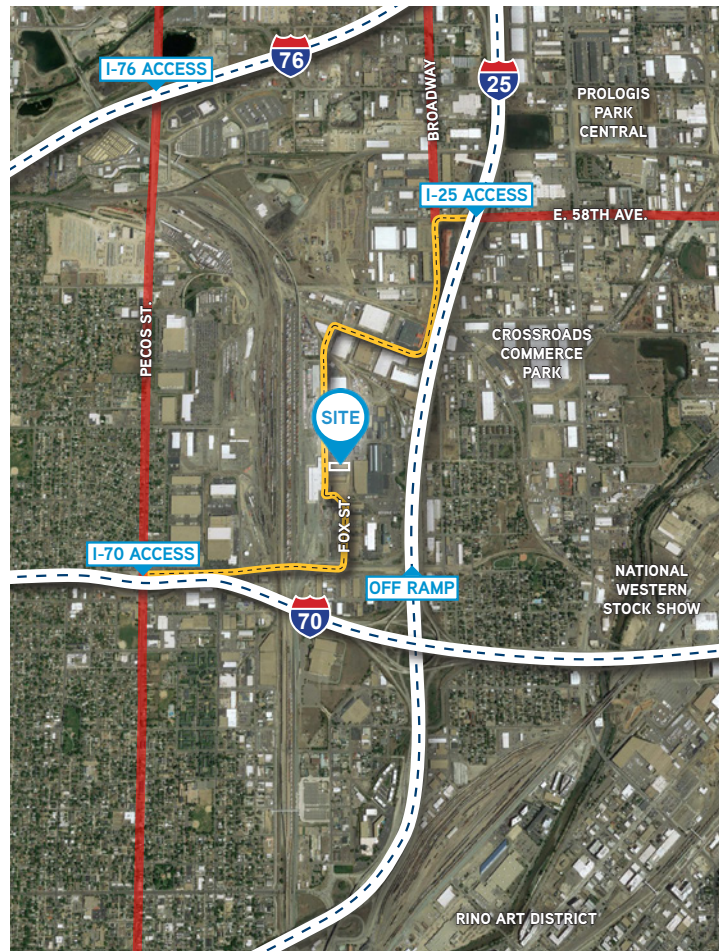
Floor Plan | Unit M | 7,570 SF



△ = Drive In



[Brokerage Disclosure](#)



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