

# DENVER BUSINESS CENTER

CENTRAL I-70 SUBMARKET  
FRONT LOAD OR CROSS-DOCK CONFIGURATION

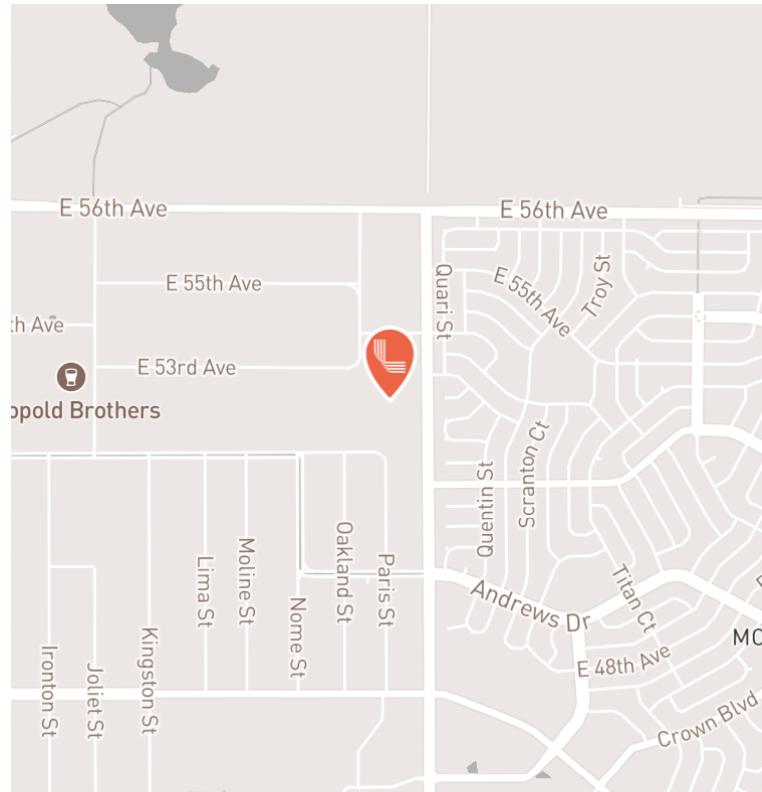
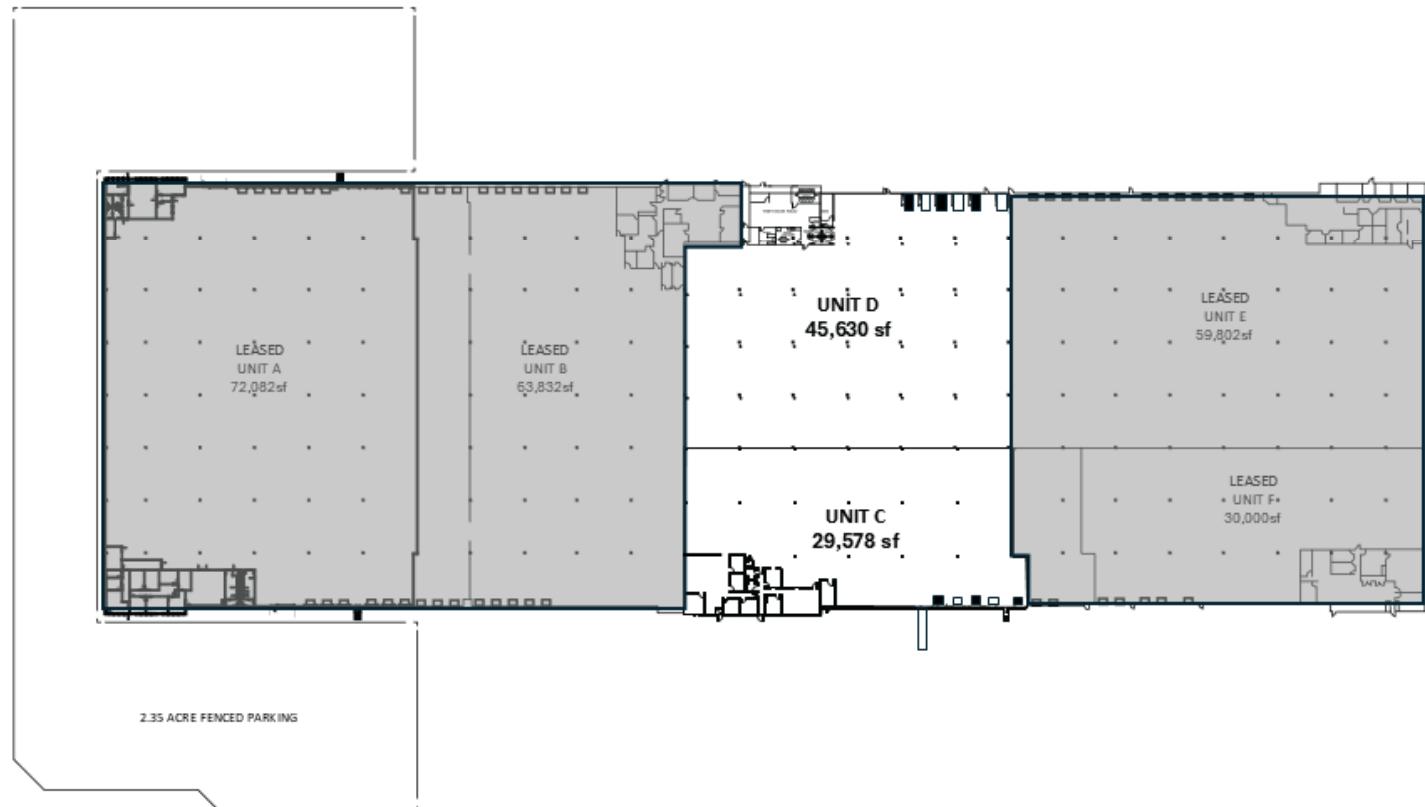
5301 Peoria Street  
Denver, CO 80239



FOR LEASE

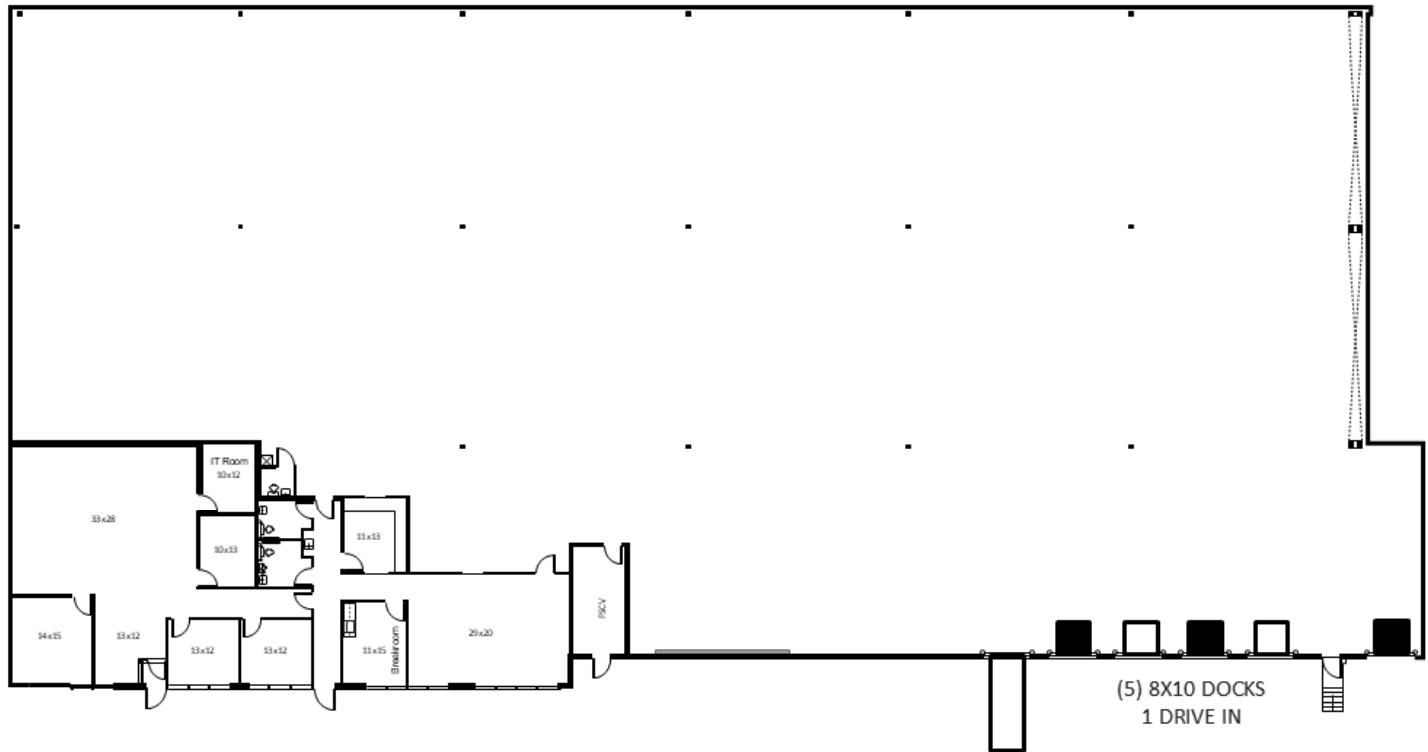
UNITS C & D

$\pm$ 29,578 - 75,208 SF



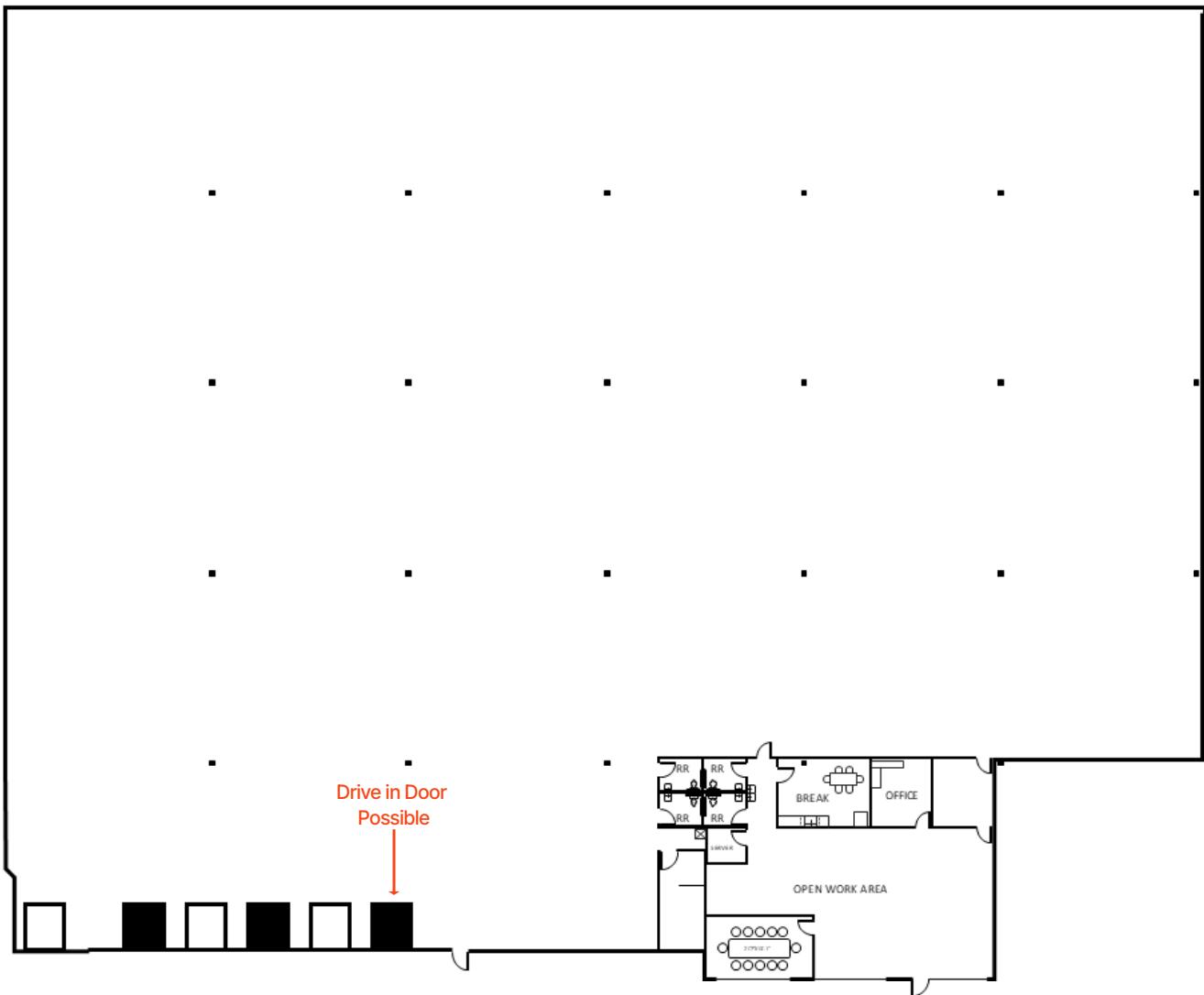
## 5301 PEORIA STREET, DENVER, CO 80239

Available SF	Unit C: +/-29,578 SF Unit D: +/-45,630 SF Unit C & D: +/-75,208 SF
Office SF	Unit C: +/-3,528 SF Unit D: +/-2,700 SF Unit C & D: +/-6,228 SF
Loading	Eleven (11) Dock High Doors One (1) Drive In Door (8' x 10')
Clear Height	+/- 25'
Sprinklers	ESFR
Power	3-Phase (TBV)
Zoning	I-1 (City & County of Denver)
Operating Expenses	\$3.58/SF (Est. 2025)



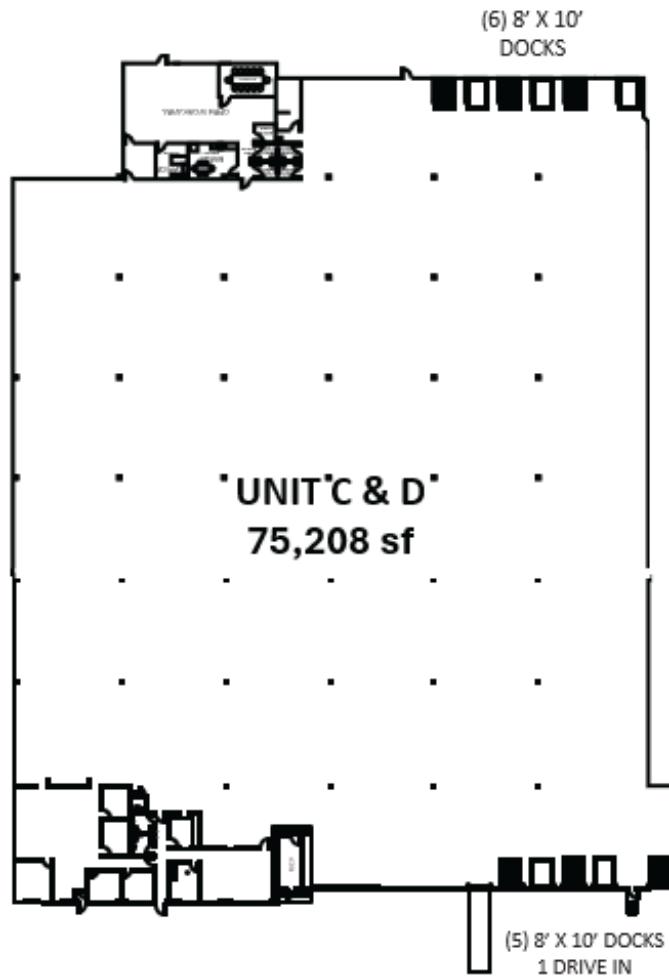
## UNIT C

Available SF	+/-29,578 SF (Can be combined with Suite D for up to +/- 75,208 SF)
Office SF	+/-3,528 SF
Loading	Five (5) Dock High Doors (3 with Levelers) One (1) 8' x 10' Drive In Door
Clear Height	+/- 25'
Sprinklers	ESFR
Power	3-Phase (TBV)
Zoning	I-1 (City & County of Denver)
Operating Expenses	\$3.58/SF (Est. 2025)



## UNIT D

Available SF	+/-45,630 SF (Can be combined with Suite C for up to +/- 75,208 SF)
Office SF	+/-2,700 SF
Loading	Six (6) Dock High Doors (3 with Levelers) Drive in Door Possible
Clear Height	+/- 25'
Sprinklers	ESFR
Power	3-Phase (TBV)
Zoning	I-1 (City & County of Denver)
Operating Expenses	\$3.58/SF (Est. 2025)



## UNIT C & D

Available SF	+/- 75,208 SF
Office SF	+/- 6,228 SF in Two Office Pods
Loading	Eleven (11) Dock High Doors (3 with Levelers) One (1) 8' x 10' Drive In Door
Clear Height	+/- 25'
Sprinklers	ESFR
Power	3-Phase (TBV)
Zoning	I-1 (City & County of Denver)
Operating Expenses	\$3.58/SF (Est. 2025)



## PROPERTY HIGHLIGHTS

5301 Peora Street is a Class A distribution building located in the established industrial park of Montbello. Close proximity to I-70, I-225, I-25, and I-270 provides robust interstate access for Tenants looking to service the Greater Denver area.

- Easy access to I-70, I-225 and I-270
- 12 Minutes to Downtown & 15 minutes to Denver International Airport
- Cross-Dock and Front Park Configuration options
- High visibility from Peoria Street

# CONTACT INFORMATION



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