



WAREHOUSE FOR LEASE

400 W 48th Ave #125

400 W 48th Ave | Denver, CO 80216



Dock High And Drive In* Loading Available

CONTACT:

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400 W 48TH AVE

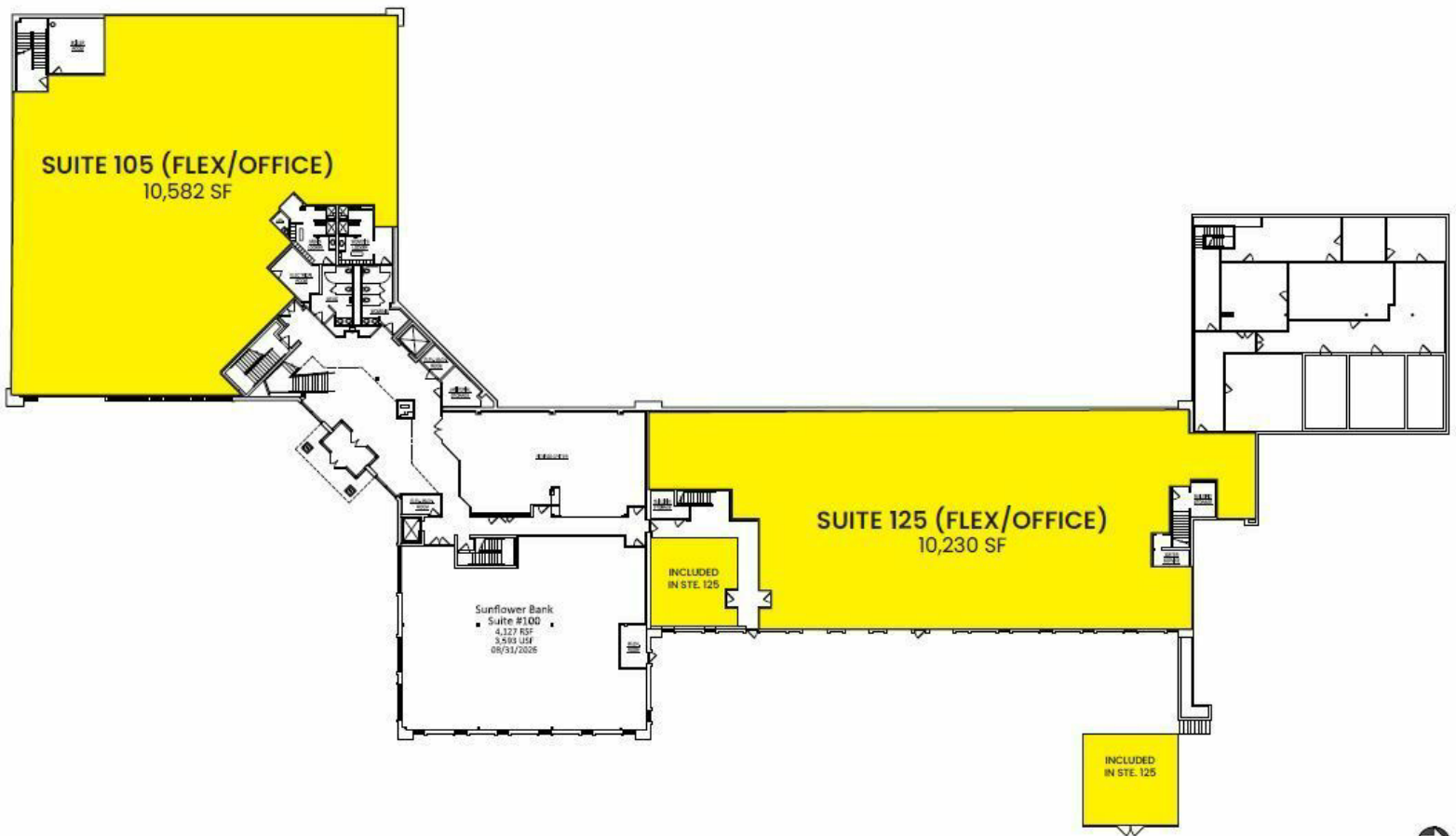
OFFERING SUMMARY

Building Size:	98,454 SF
Suite #125:	10,230 SF
Lease Rate:	\$15.88/sf FSG
Drive In Doors:	*Potential
Dock High Doors:	Yes two
Year Built:	1986
Year Renovated:	202
Sprinklers:	Yes
Zoning:	I-B

PROPERTY HIGHLIGHTS

- Fully sprinklered warehouse space with dock-high loading and drive in loading available
- Great for flex, warehouse, assembly, religious meetings, event space and more!
- Mostly open floor plans available with 7'11" to 10' clear ceiling height
- Lease rate includes utilities
- Full modern workout facility/gym on site with locker rooms and shower facilities
- Located at the NW corner of I-25 and I-70

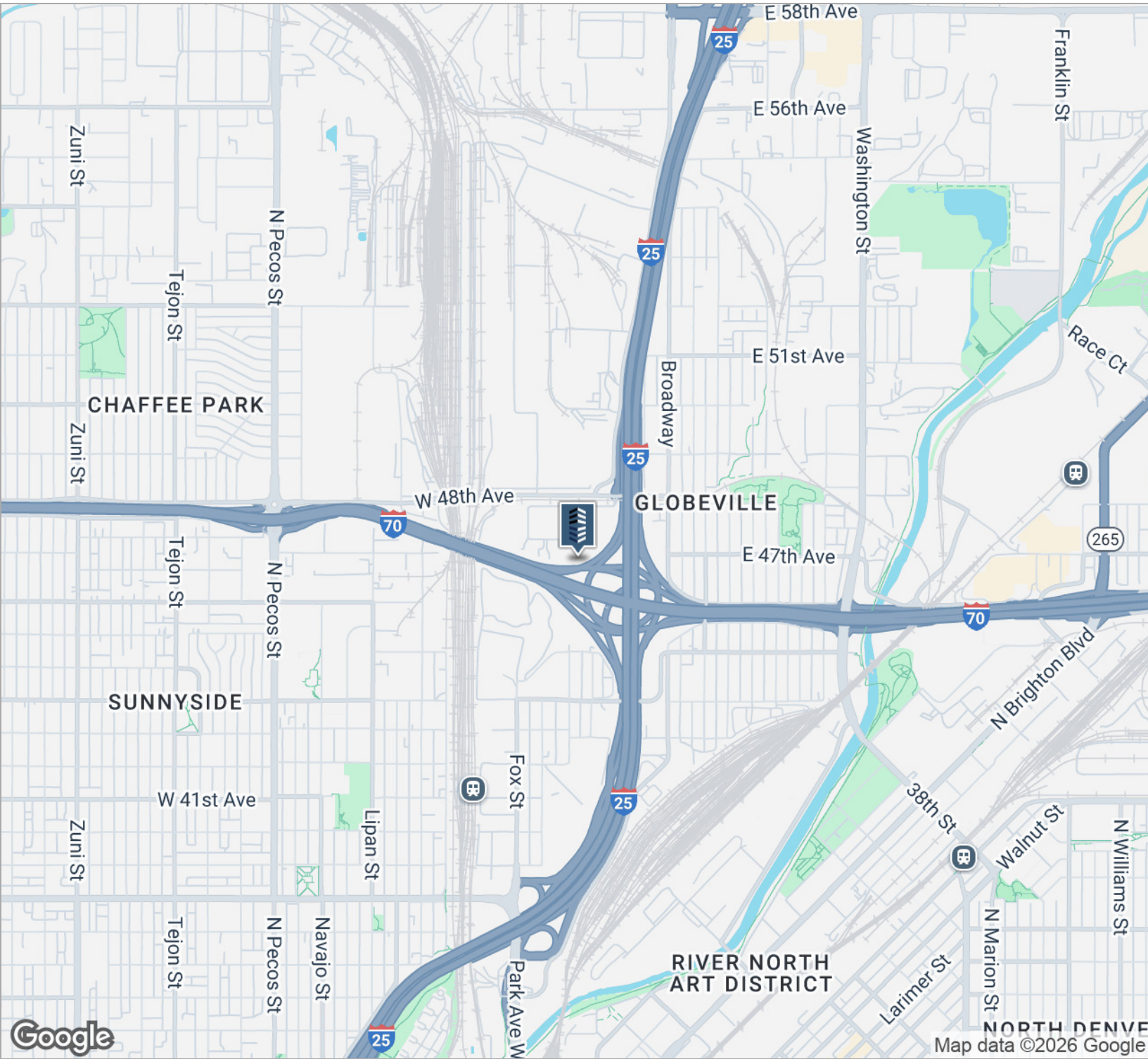
FIRST FLOOR



GREAT FOR FLEX, EVENT SPACE, CHURCHES, WAREHOUSE AND MORE!



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