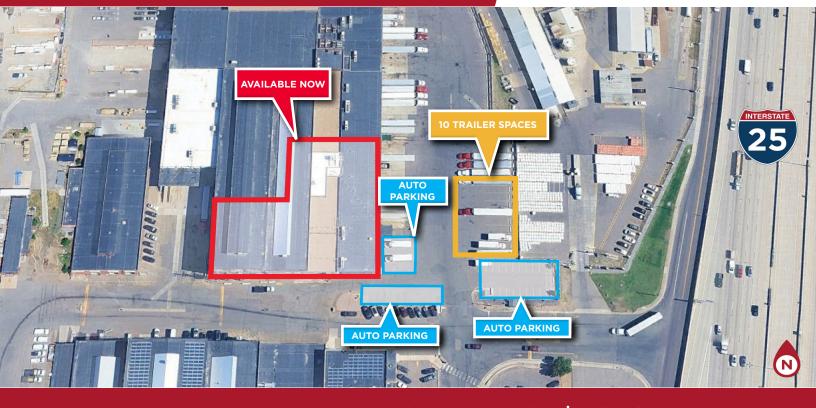
#### **FOR LEASE**

# 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** \$4.56/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**

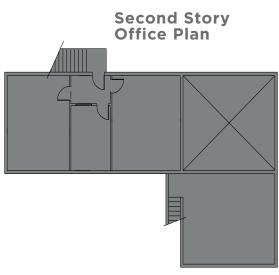
- Available for immediate occupancy
- 36,925 SF warehouse space
- Central location with easy access to I-25, I-70, & I-76
- Can access 2.5M people within a 30 minute drive
- Abundant surface parking for employees & clients
- Trailer parking available

# SITE & FLOOR PLAN

**WAREHOUSE J** 







### **AERIAL MAP**







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