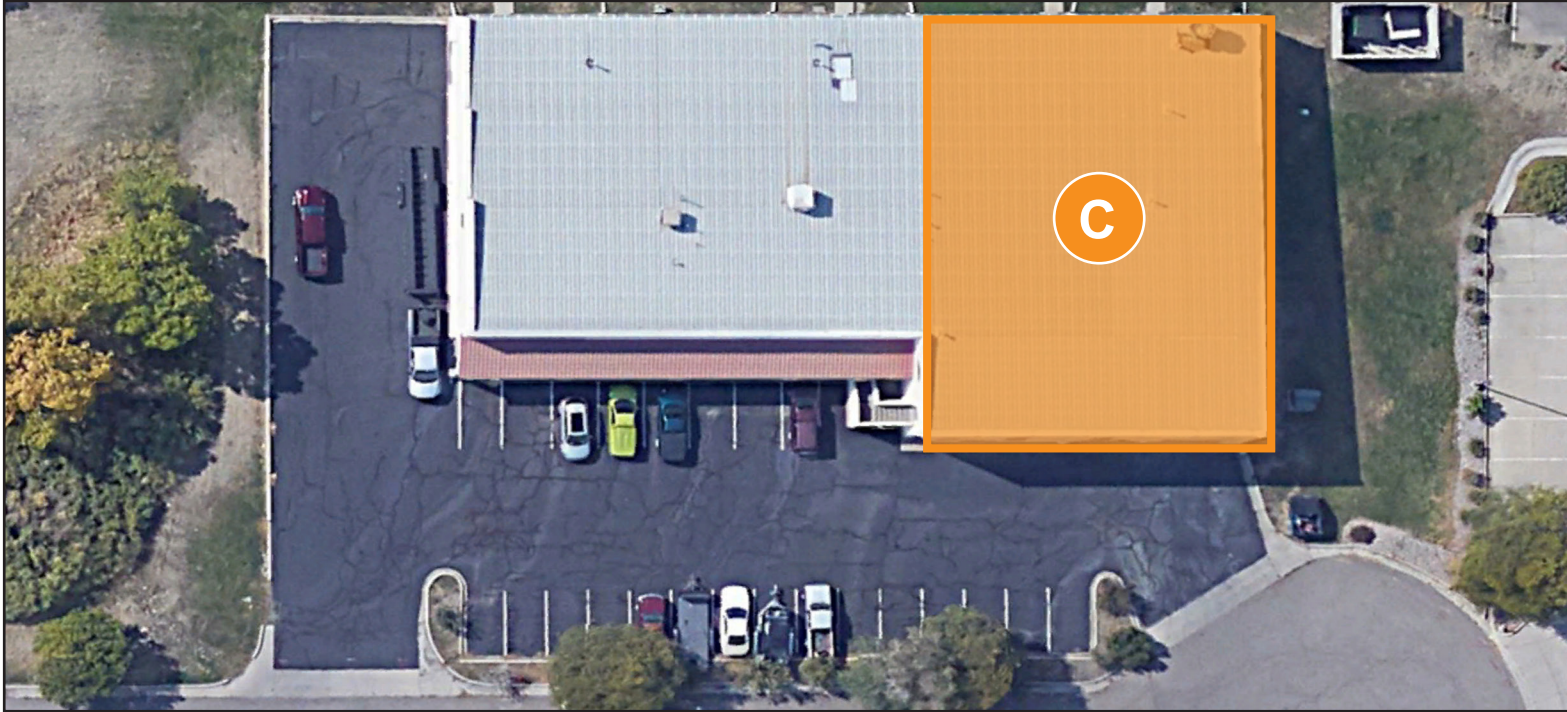




**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

INDUSTRIAL WAREHOUSE UNIT FOR LEASE

**1001 E 75th Ave., Unit C
Denver, CO 80229**



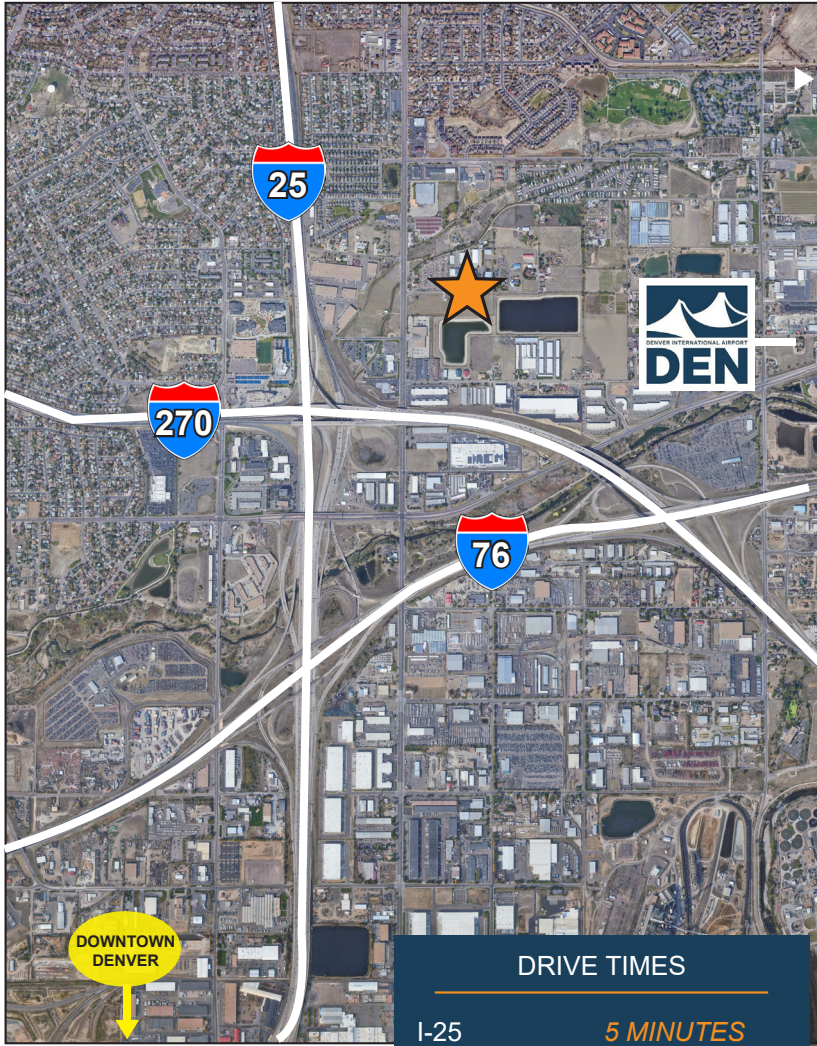
PROPERTY FEATURES:

Available SF:	7,200 SF Office/Warehouse
Office:	700 SF
Loading:	2 drive-in doors (1) 10' (1) 16'
Parking:	7 dedicated spaces
HOA:	None
LEASE RATE:	\$15.25/SF NNN
Expenses:	Aprox. \$4/SF

- Oversized Doors
- 200 amps @ 220



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DRIVE TIMES

I-25	5 MINUTES
I-270	5 MINUTES
DIA	35 MINUTES
DOWNTOWN	15 MINUTES



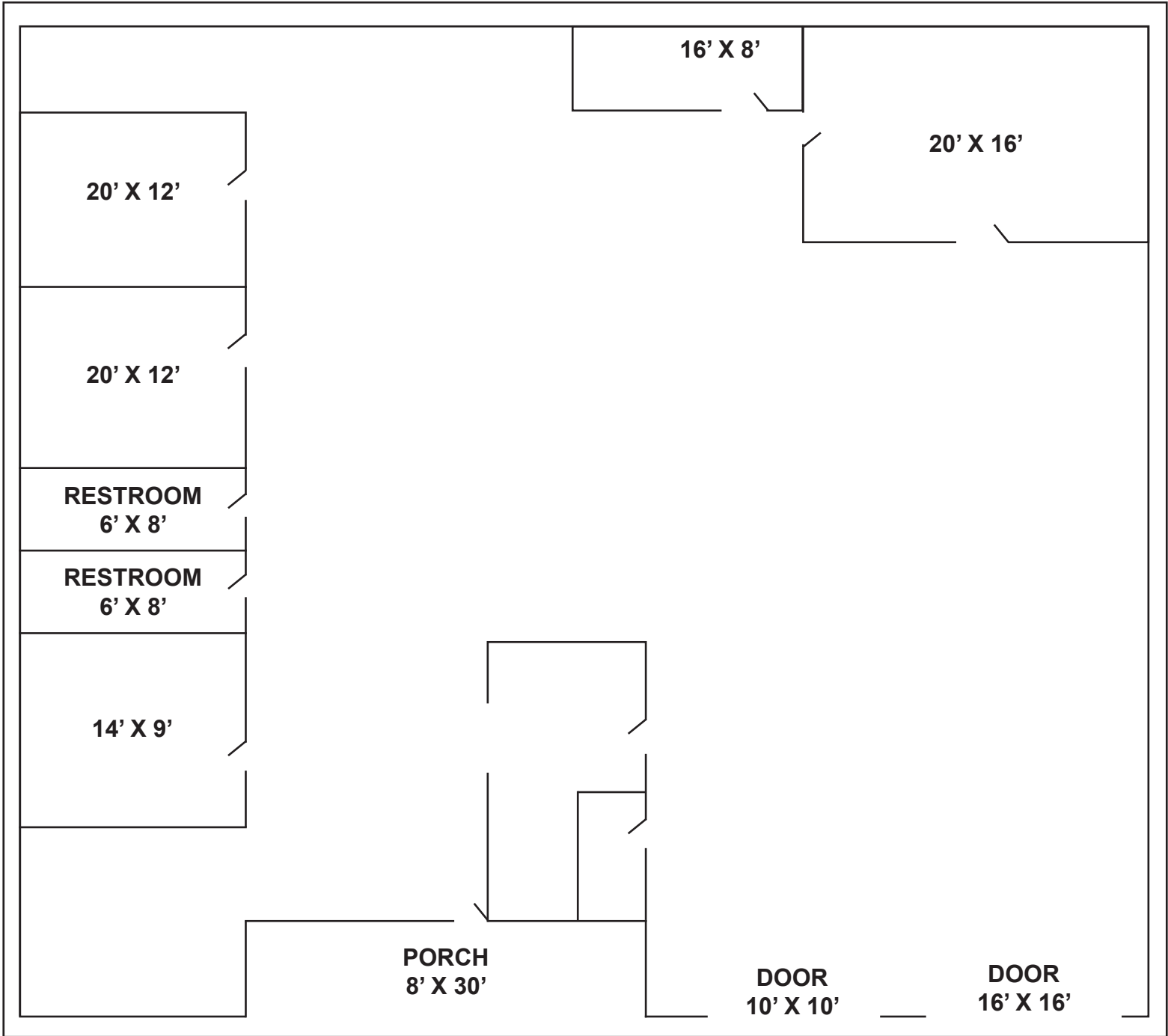


**LOCAL EXPERTS.
INDUSTRIAL STRENGTH.**

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FLOOR PLAN



LOCAL EXPERTS. INDUSTRIAL STRENGTH.

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