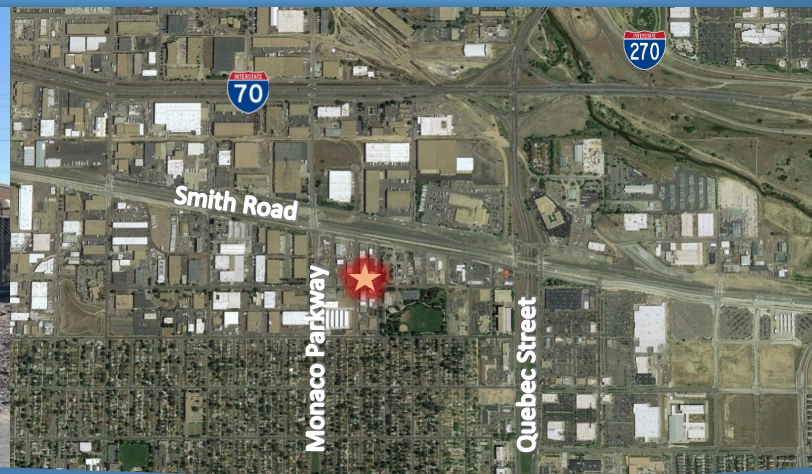


# Industrial for Lease



3870 Niagara Street, Units D & E, Denver, CO 80207

## Industrial Gross Lease



**Building Size:** 8,750 SF

**Available:** 3,500 SF

**Office:** Approximately 200 SF

**Year of Construction:** 1976

**Loading:** Two (2) Dock High &  
Two (2) Drive-in

**Clear Height:** 12'

**Power:** 3-phase

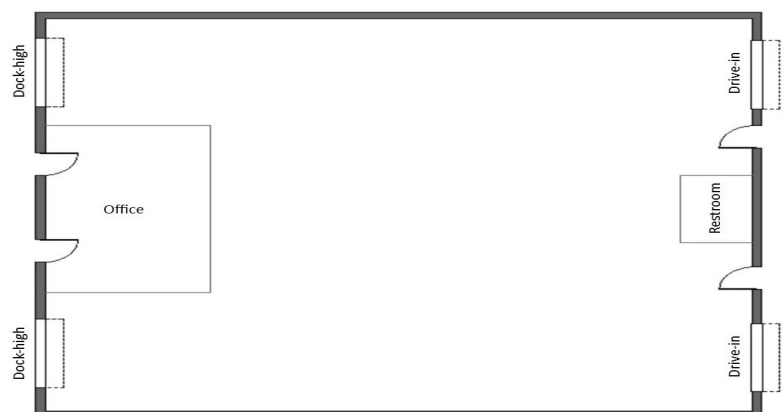
**Zoning:** I-MX-3

**County:** Denver

**Lease Rate:** \$12.00/SF net

## Building Comments:

- Lease terms under three years will be considered by the Landlord
- True Industrial gross lease with the Landlord paying taxes and insurance
- Located in Enterprise Zone
- Dock High and Drive-in loading with small office
- Numerous amenities located in the immediate area
- Located directly off Smith Road with easy access to I-70, 270, Monaco Street and Quebec Street



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