



# For Sublease

9430 E 40th Ave | Denver, CO 80238



**CONTACT BROKER FOR PRICING**

## Property Features:

Warehouse: 21,390 SF

Office: 2,787 SF

Year Built: 2015

Loading: One (1) Drive-In Door  
Two (2) Dock-High Doors

Clear Height: 24'

Zoning: M-IMX-5

Column Spacing: 52'W x 50'D

Sprinkler: ESFR

OpEx 2023: \$5.68

## Property Highlights:

- Available March 2025
- Visibility from 40th Avenue with immediate access to I-70 via Central Park Blvd and Havana
- Centrally located with close proximity to major arterials including I-70, I-270 and I-25
- Multiple amenities located in and around the business park providing immediate access for Tenants in the park.
- Close to DIA with direct access via I-70 and Pena Blvd

For Sublease Information, please contact:

### Paul Kahn

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### Rachel Canella

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### Charley Flanagan

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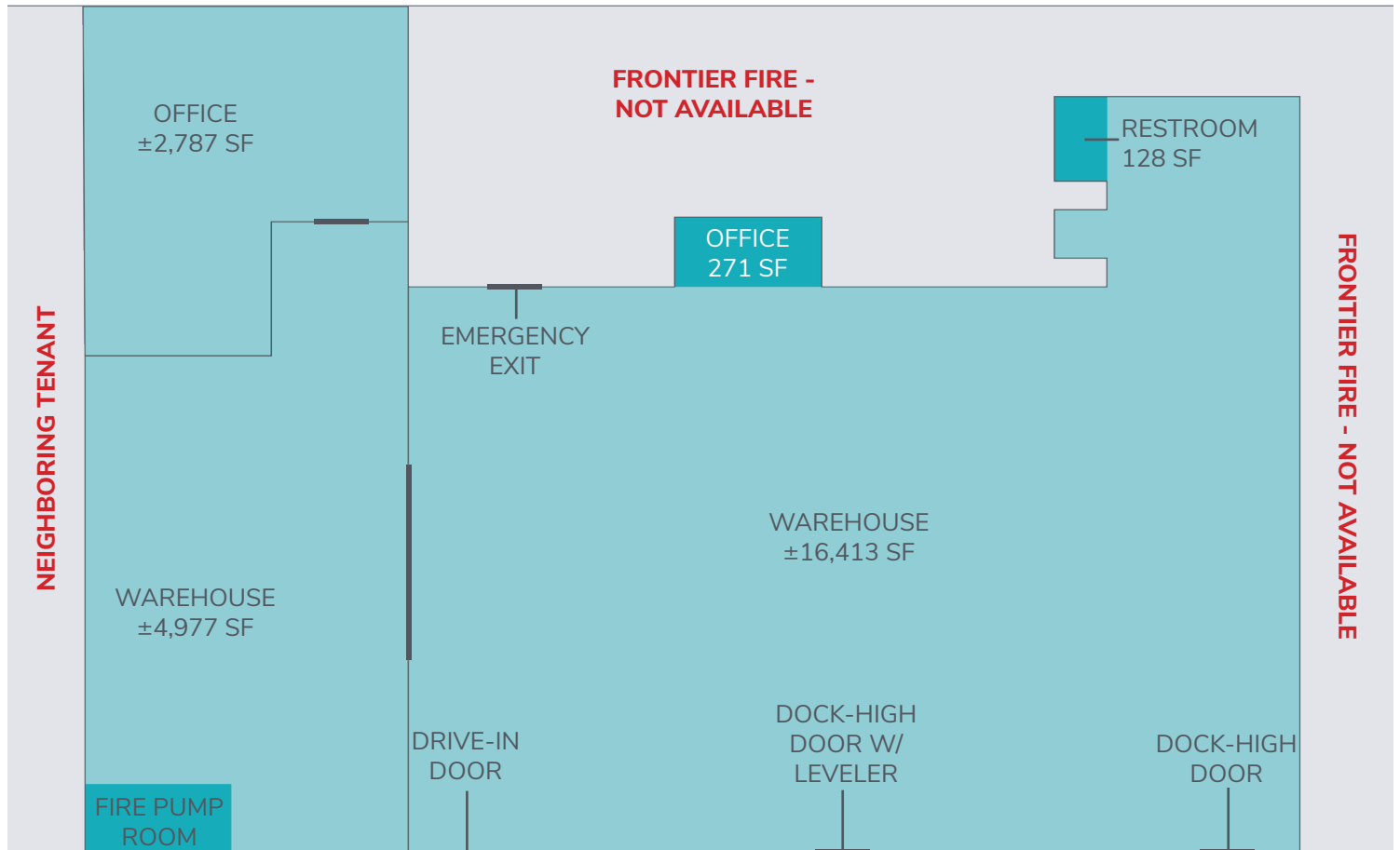


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Available Sublease Space

Occupied By Sublessor



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