



Site Work Almost Complete!



FOR LEASE

**1100 W 64th
Avenue**

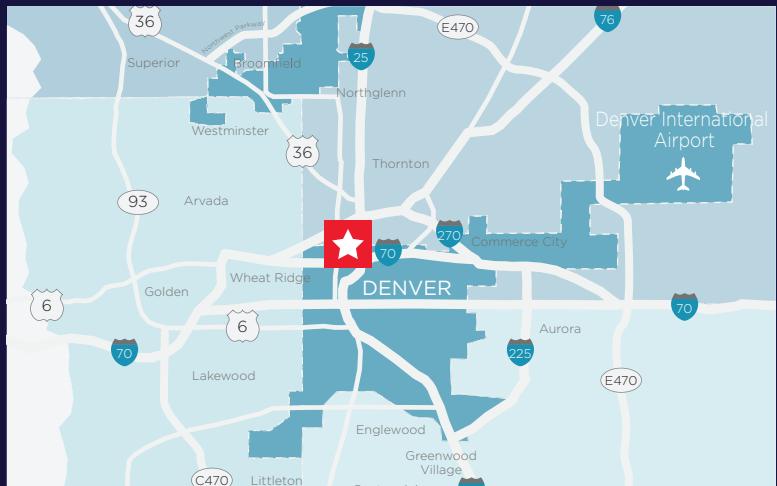
Denver, Colorado 80221

PROPERTY HIGHLIGHTS

Secured Yard for Lease
Lease Rate: Negotiable

Property Features

| | |
|-------------|------------------------------------|
| Site Size | 12.2 Acres |
| Zoning | I-2 |
| City/County | Denver/Unincorporated Adams County |



Additional Highlights

- Monument property signage
- Site will be delivered with various site improvements recently completed
- Approximately 300 trailer parking stalls
- Premium Central Denver location
- Quick access to I-76, I-25, I-70, US 36 and I-270
- Located in Unincorporated Adams County offering a variety of tax benefits
- I-2 zoning allows more most outside storage uses. Additional information on the zoning can be found here ([link zoning doc](#))

SITE AERIAL



DIVISIBILITY OPTIONS

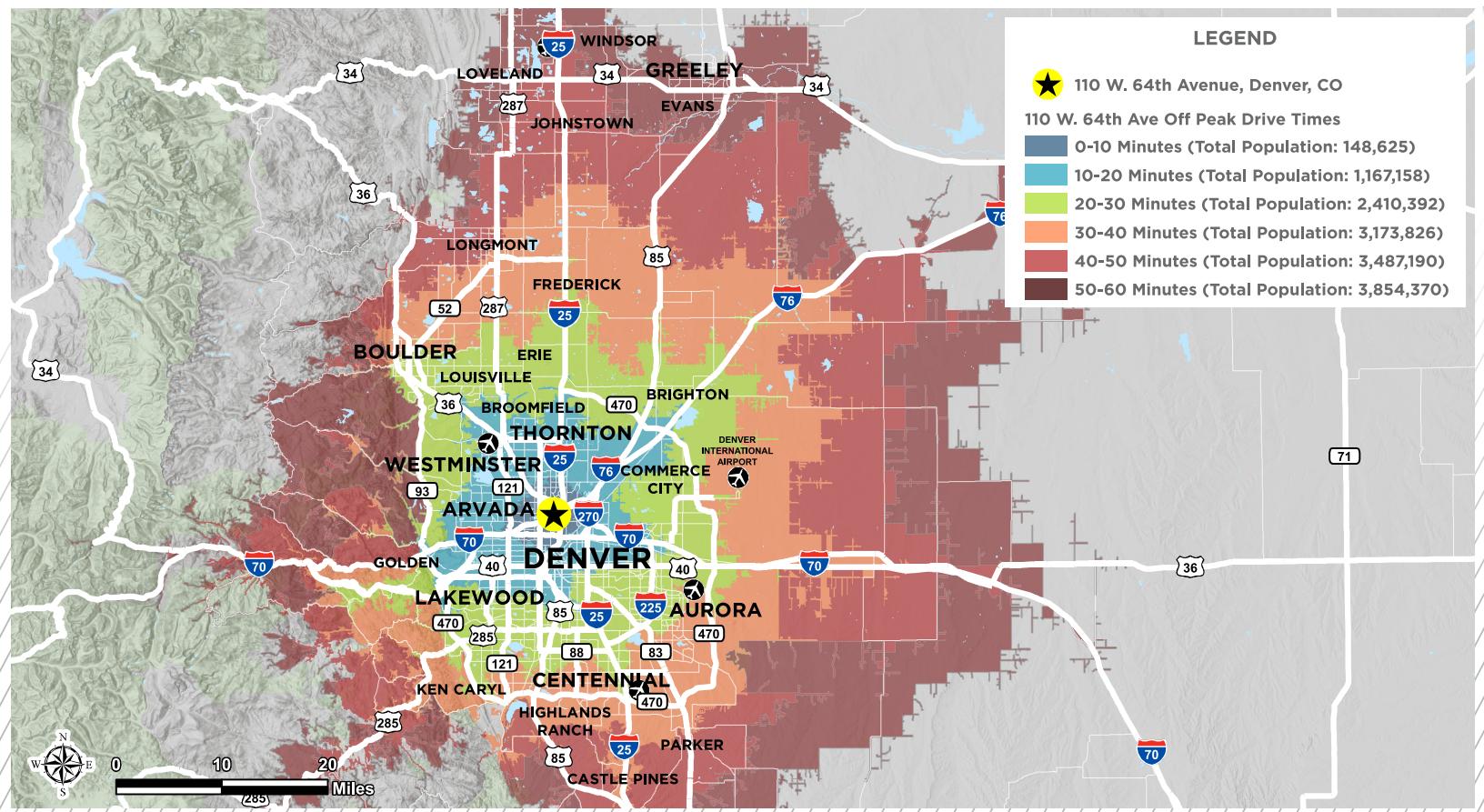


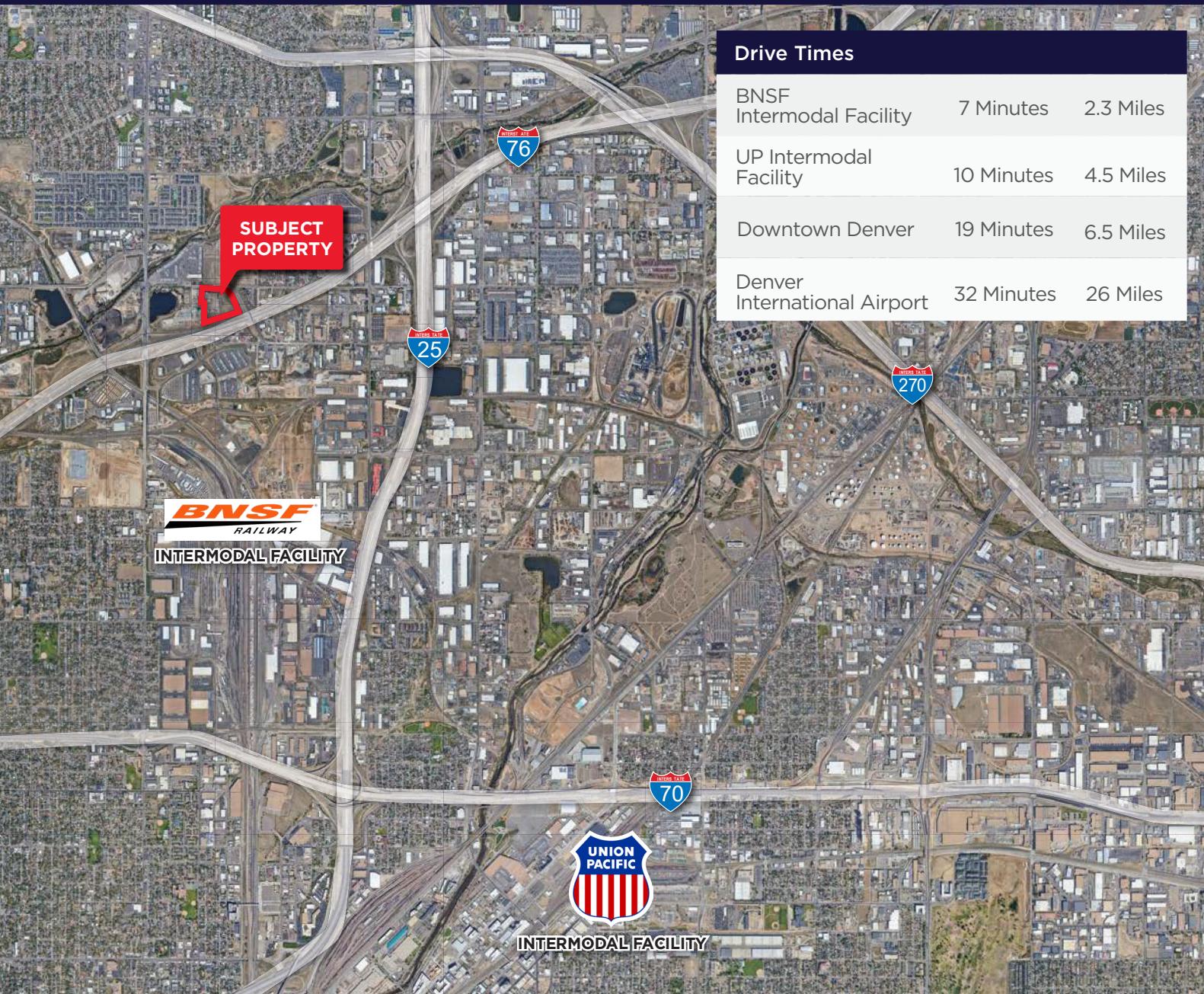
SITE IMPROVEMENTS



LEGEND

-  Monument property signage
-  Concrete pad for portable office
-  New lighting
-  Electrical box for power access
-  Graded road-base surface
-  Newly installed fence





Drive Times

| | | |
|------------------------------|------------|-----------|
| BNSF Intermodal Facility | 7 Minutes | 2.3 Miles |
| UP Intermodal Facility | 10 Minutes | 4.5 Miles |
| Downtown Denver | 19 Minutes | 6.5 Miles |
| Denver International Airport | 32 Minutes | 26 Miles |

For more information, please contact:

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