

**CUSHMAN &  
WAKEFIELD**

**Site Work Almost Complete!**



**64th Avenue**

**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



New lighting



Graded road-base surface



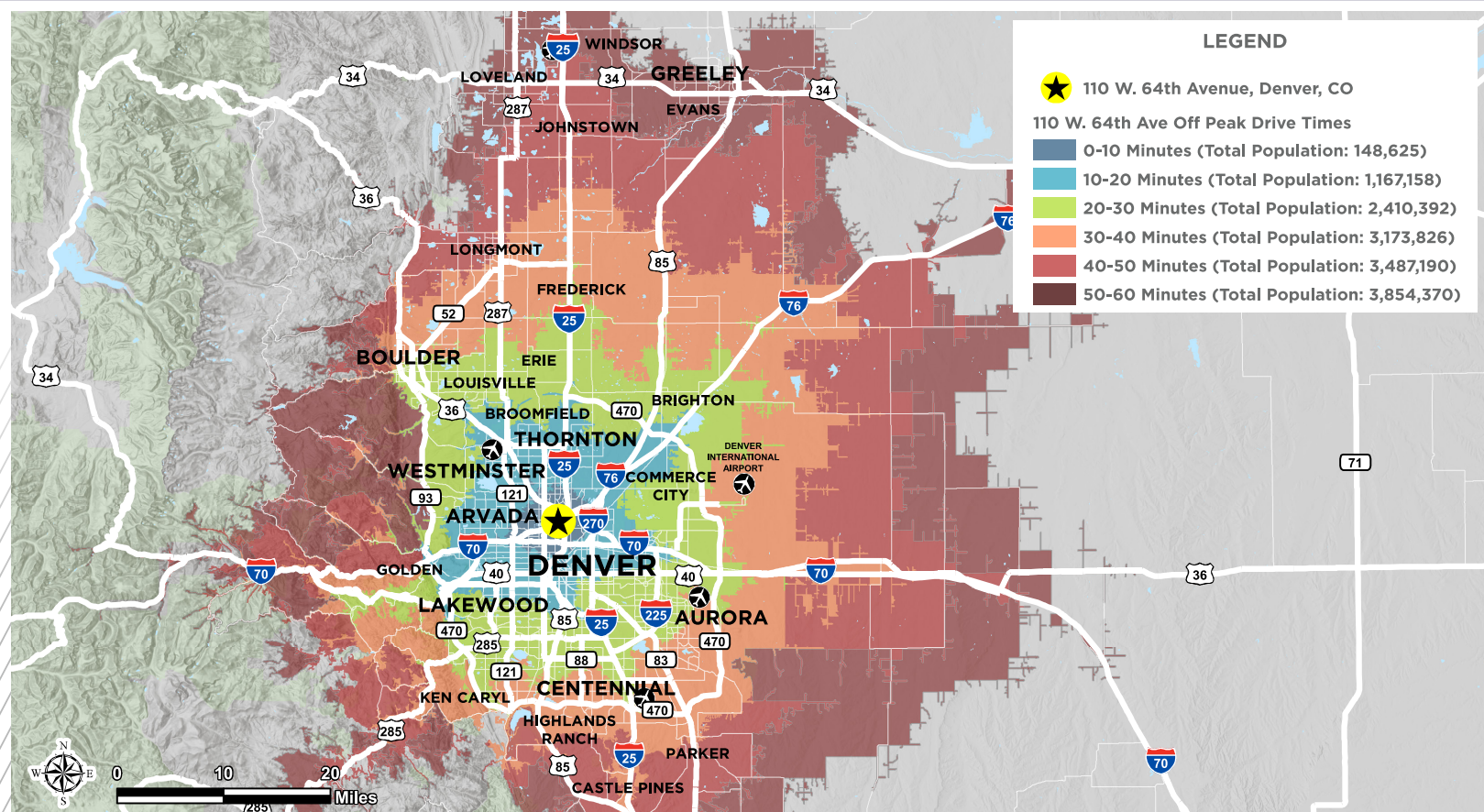
Concrete pad for portable office



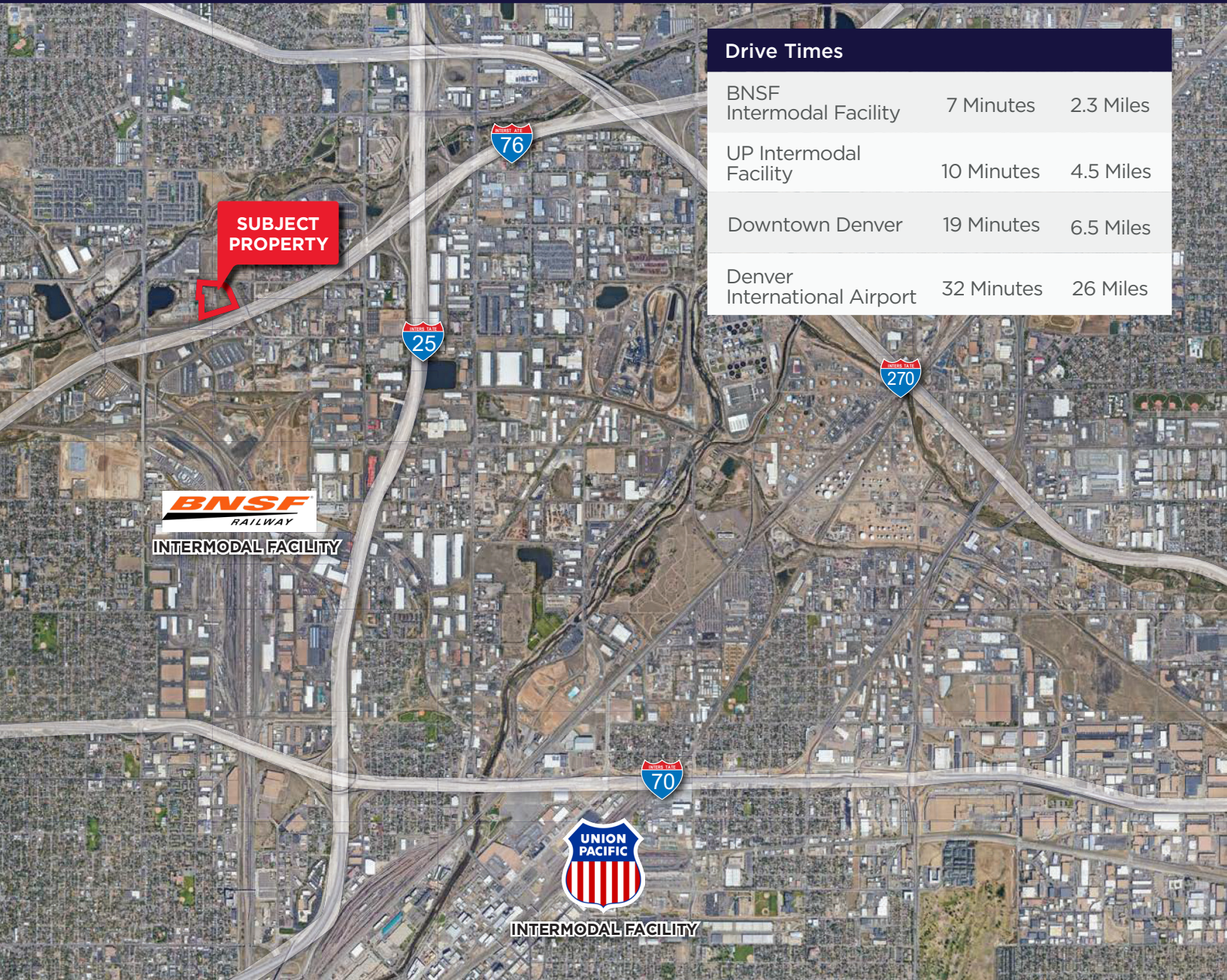
Electrical box for power access



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

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