



## **FREEZER/COOLER PROPERTY AVAILABLE**

47,898 SF

**11001 E 53rd Ave**

Denver, CO 80239



# PROPERTY DETAILS

## BUILDING SPECIFICATIONS

- +/- 47,898 sf on 2.4288 acres
- Built in 1997 and expanded in 2011
- +/- 3,000 sf office space

## COOLER AND REFRIGERATED AREAS

- Type: Freon with semi-hermetic compressors on all condenser units
- Dry storage - 8,686 sf
- 0 to 15 degree Freezer - 3,582 sf
- -10 to 0 Freezer - 4,377 sf
- Cooler - +/- 20,979 sf
- All freezer / cooler equipment installed in 2010 and 2016

## CLEAR HEIGHTS

- Freezer / Cooler space: 18'-29'
- Ambient Warehouse: 35'

## DOCK AREA

- 5 Dock High Doors
- 1 Drive In (10'x12')

## PALLET SPACES

- Cooler (150 bays @ 1800)
- Freezer (83 bays @ 1135)
- Dry (60 bays @ 720)

## MISCELLANEOUS

- Zoning I-B General Industrial District
- Natural Gas and Electric supplied by Xcel Energy
- Racking to remain
- 2 floor drains located in the cooler area

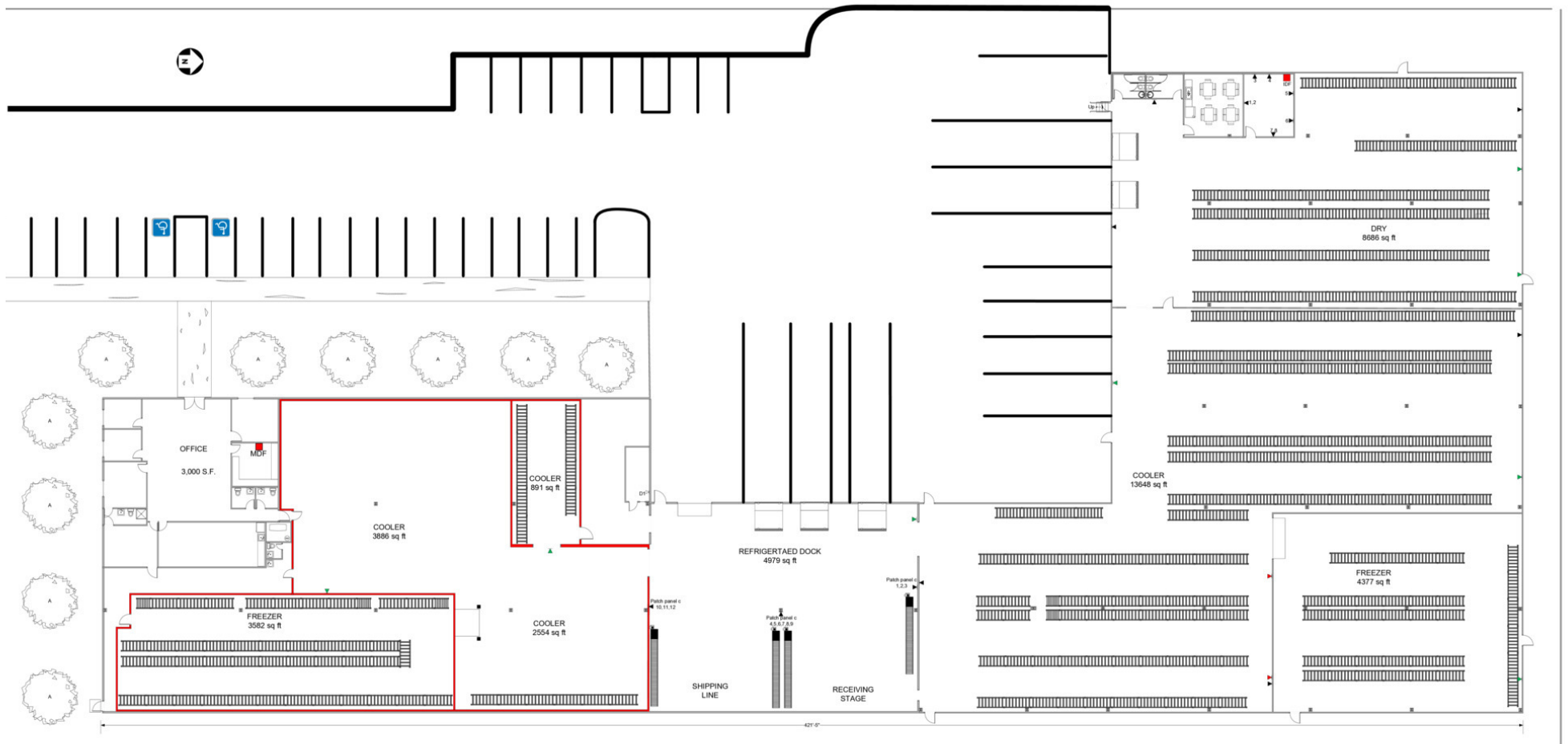


# ADDITIONAL PHOTOS



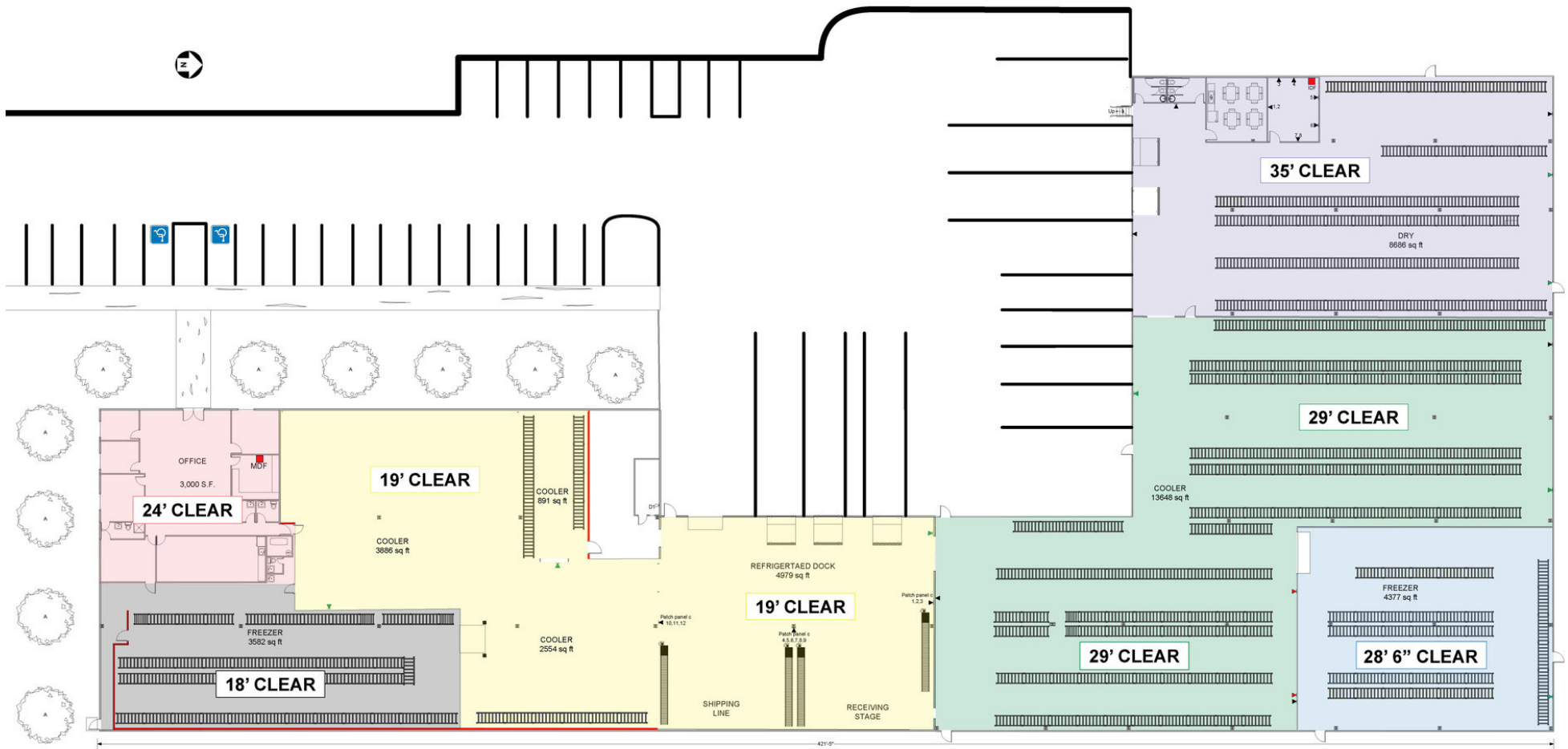
# FLOORPLAN

11001 E 53RD AVE  
Denver, CO 80239



# FLOOR PLAN - CLEAR HEIGHTS

11001 E 53RD AVE  
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# LOCATION MAP



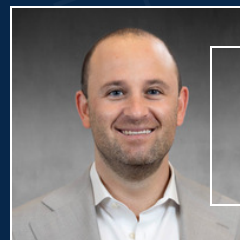


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