

**7245 Gilpin Way**  
Denver, CO 80229

**INDUSTRIAL FOR LEASE**



**CENTER LAND**  
PROPERTIES, INC.  
LAND DEVELOPMENT PROPERTY MANAGEMENT

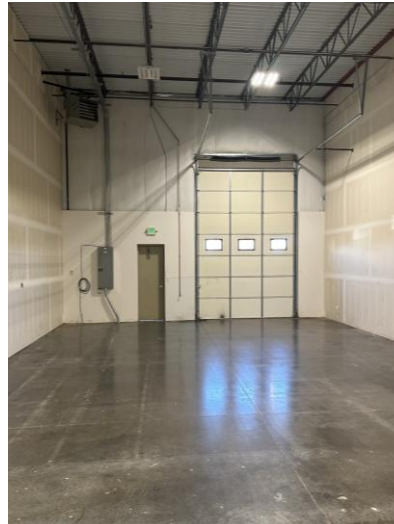
**For More Information:  
303-288-3874**



# PROPERTY INFORMATION

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LEASE RATE:	\$14.00/SF
UNIT SIZE:	1,800 SF
POWER:	3P   125AMP   208V
CLEAR HEIGHT:	18'
ZONING:	I-1
OVERHEAD DOORS:	1 (12'X14')



## HIGHLIGHTS

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- Centrally Located
- Easy access to I-25, I-76, I-70, and US-36
- Heated Warehouse
- Local & Onsite Owner/Management

# SUITE 250

