

FOR LEASE > INDUSTRIAL BUILDING

# 1150 East 58th Avenue

DENVER, COLORADO



## 87,860 SQUARE FEET

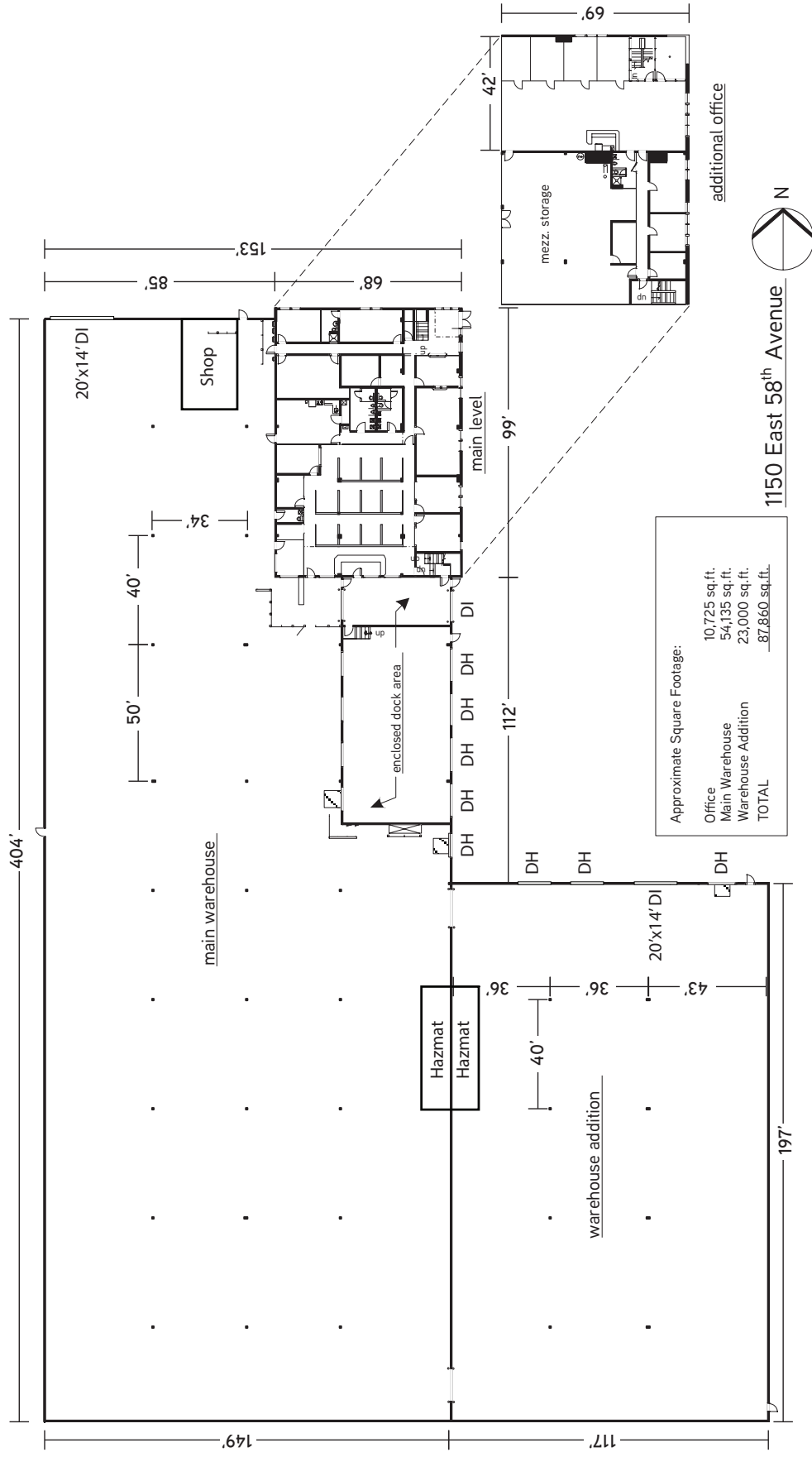


### Building Information

- > 10,725 Sq. Ft. of Office
- > Eight (8) Dock High Doors with Levelers
- > Three (3) Drive-In Doors (Two: 20'x14')
- > 21' to 22'-8" Clear Height
- > Sprinklered (ESFR)
- > 800 Amps, 277/480 Volt, 3-Phase Power
- > 4.76 Acre Site (with a Fenced and Paved Yard)
- > Eighty-Four (84) Parking Spaces
- > PUD/I-2 Zoning (Outside Storage Allowed)
- > Excellent I-25 & E. 58th Avenue Location with Quick Access to US-36, I-270, I-70, I-76 and I-25
- > Lease Rate of \$7.45/Sq. Ft. NNN
- > Expenses: \$3.09/SF
- > Unincorporated Adams County Location with a Denver Mailing Address

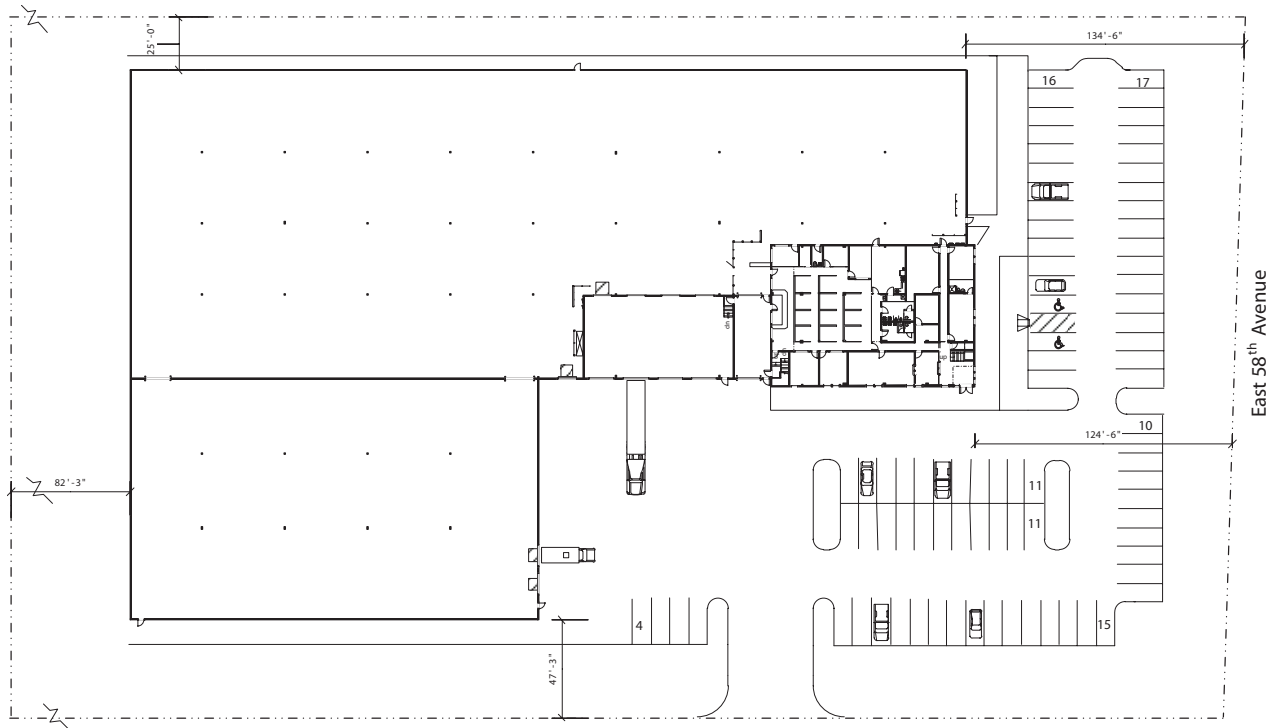
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# 1150 East 58th Avenue > Site Plan

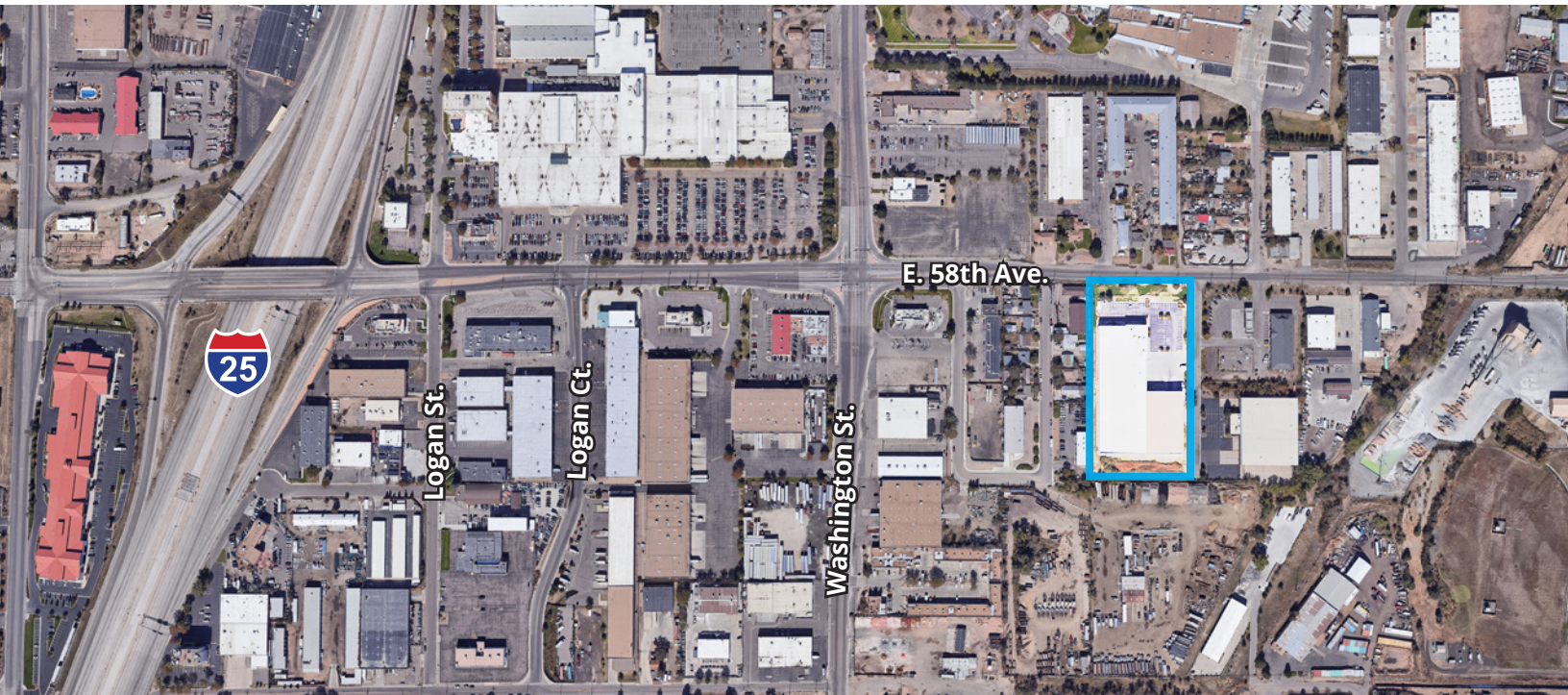
## Denver, Colorado



Note: Second level floor plan not shown

Private Road

1150 East 58<sup>th</sup> Avenue



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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.