



UPLAND

DISTRIBUTION CENTER II

BUILDING 5

END CAP UNIT | EXCELLENT I-70 VISIBILITY



165,000 VPD

12850 E. 40TH AVENUE
UNIT 1 | DENVER, CO 80239

BUILDING HIGHLIGHTS

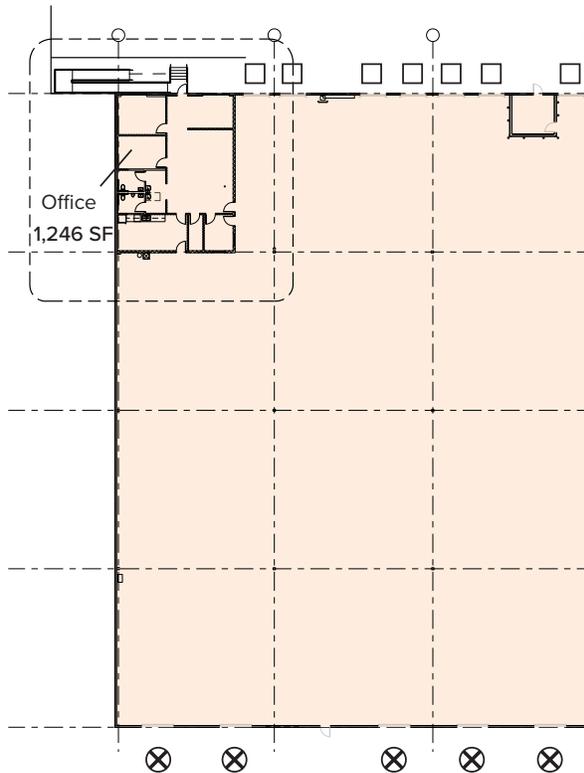
- Convenient access to Metro Denver via I-70 & I-225
- Excellent I-70 visibility with 165,000 VPD
- Strategically located less than 15 miles from DIA & Downtown Denver
- Ample amenity base
- Ideally configured unit with Dock High and Drive-In loading
- Newly finished office space
- Potential rail served unit (rail provider agreement needed)
- Recently completed warehouse LED lighting retrofit

BUILDING DETAILS

| | |
|--------------------|--|
| Availability Date: | Immediately |
| Available: | 30,000 SF |
| Office Area: | 1,246 SF |
| Zoning: | I-B |
| Loading: | 7 8'x10' Dock High Doors 5 Rail Doors |
| Power: | 200 Amps (120/240V) 200 Amps (277/480V) |
| Clear Height: | +/- 20' 6" |
| Sprinklers: | CMSA Sprinkler System Tyco Ultra K-17 Sprinklers Density - 0.79/1,250 SF Click for link |
| Column Spacing: | 50'x50' (typical) |
| Expenses: | \$3.11/SF (2026 Est.) |
| Lease Rate: | Call Broker |

BUILDING 5 | UNIT 1

30,000 SF



□ 7 Dock High (8'x10')

⊗ 5 Rail Served Dock High



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