



# For Sublease

## 6,021-12,161 SF Class A Infill Industrial Space

Welby Business Park Industrial Space

2300 East 76th Avenue, Building D, Unit 300-400 | Denver, CO 80229



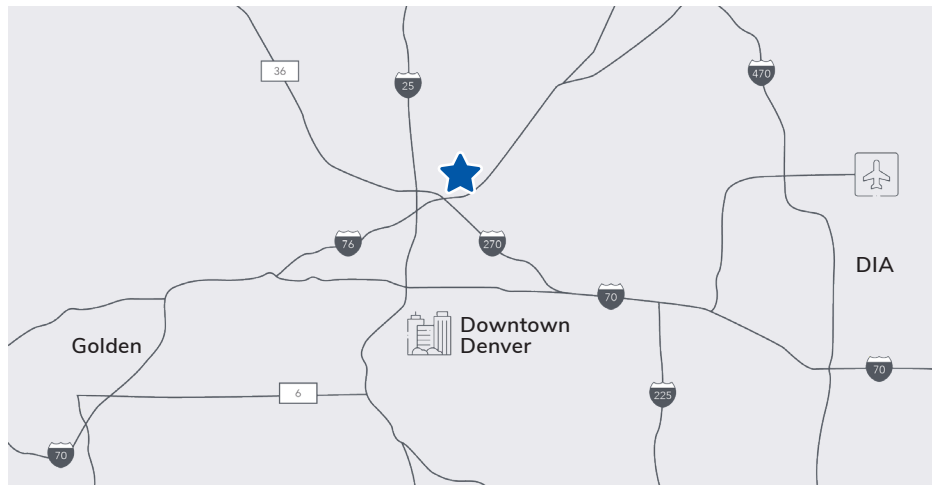
**Sublease Rate: Contact Broker**  
**Sublease Term: 03/31/2027**

### Property Facts

Size	Unit 300: 6,021 SF Unit 400: 12,161 SF
Office	Approx. 2,352 SF
Zoning	I-1
County	Adams
Parking	1.48/1,000 SF
Clear Height	24'
Loading	Two (2) Dock High Doors Two (2) Drive-In Doors
Sprinkler	ESFR System
HVAC	Fully conditioned office and warehouse
Power	800 Amps, 277/480 Volt Power (400 Amps Service Each Space)
OPEX	\$6.92/SF

### Property Highlights

- Central location with immediate access to I-25, I-76, I-270 and Hwy 36
- Full HVAC in office and warehouse



For Sublease Information, please contact:

**Buzz Miller**

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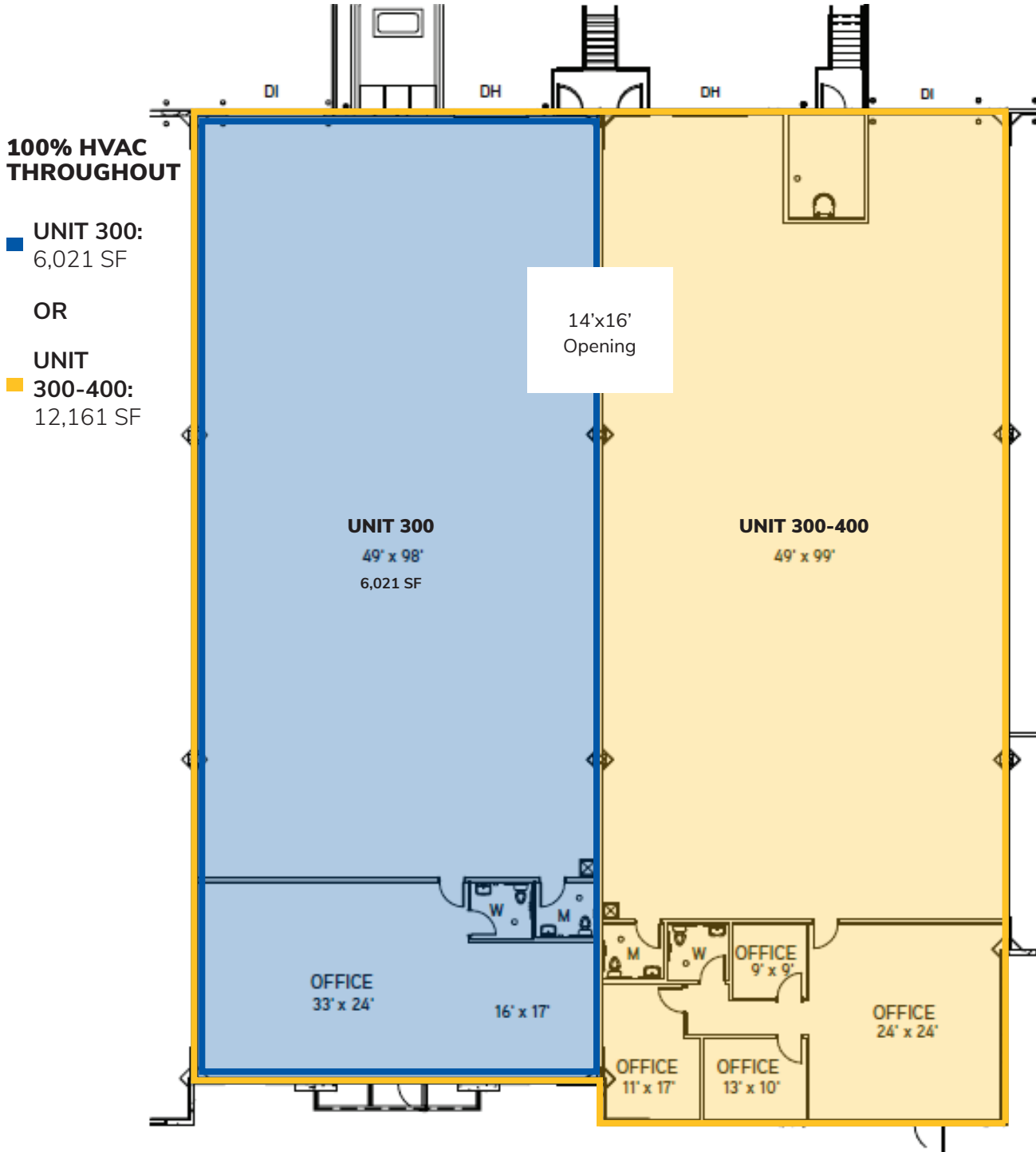
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