



Industrial Space For Lease

**3 Months Free Base Rent
On A New 5 Year Signed Lease***

NEW OFFICE BUILD-OUT

Highlights

- › **Gated Fenced Loading Court/Parking**
- › Easy Access to I-70 and I-25
- › Central Denver Location
- › Font Park/Font Load Design
- › Located in Enterprise Zone

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**Denver Core Industrial
5100 Fox Street | Unit B
Denver, CO 80216**

Property Overview

Available:	11,080 SF
Office Size:	±1,134 SF
Lease Rate:	\$9.95/SF NNN
2026 Op. Ex.:	\$5.91/SF
Clear Height:	18'
Loading:	±Four (4) Dock-High (One Ramp Possible)
Sprinklered:	Yes, Standard Wet System
Power:	TBV
Zoning:	I-B, UO-2

For Lease

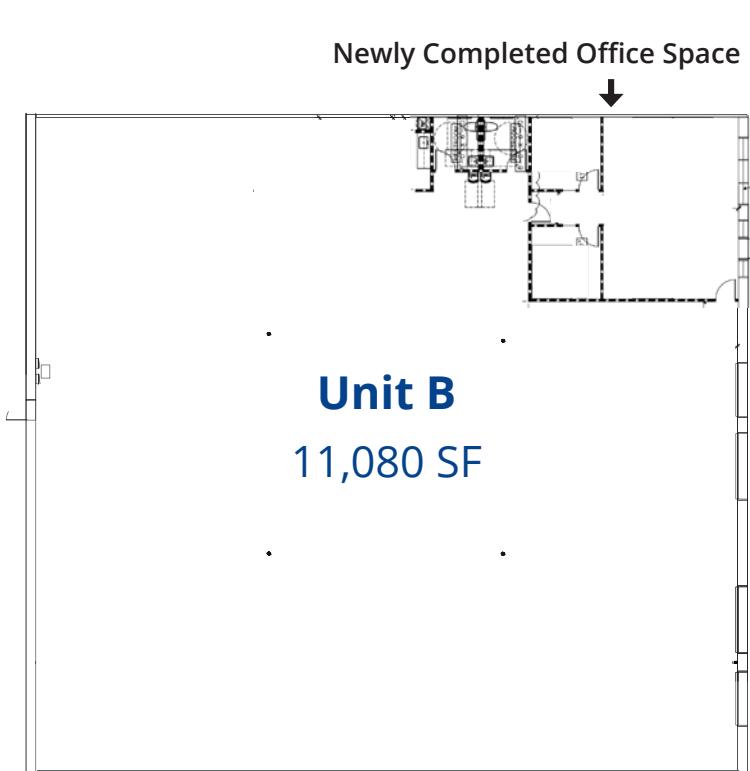


Floor Plan

Unit B

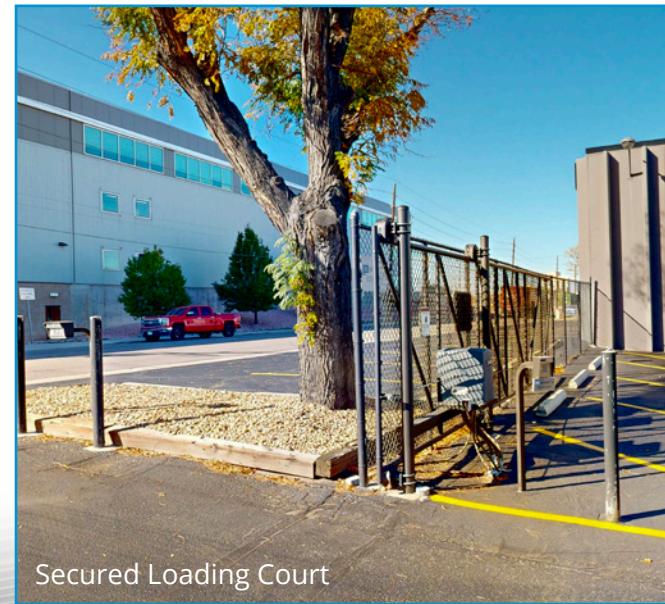
11,080 SF

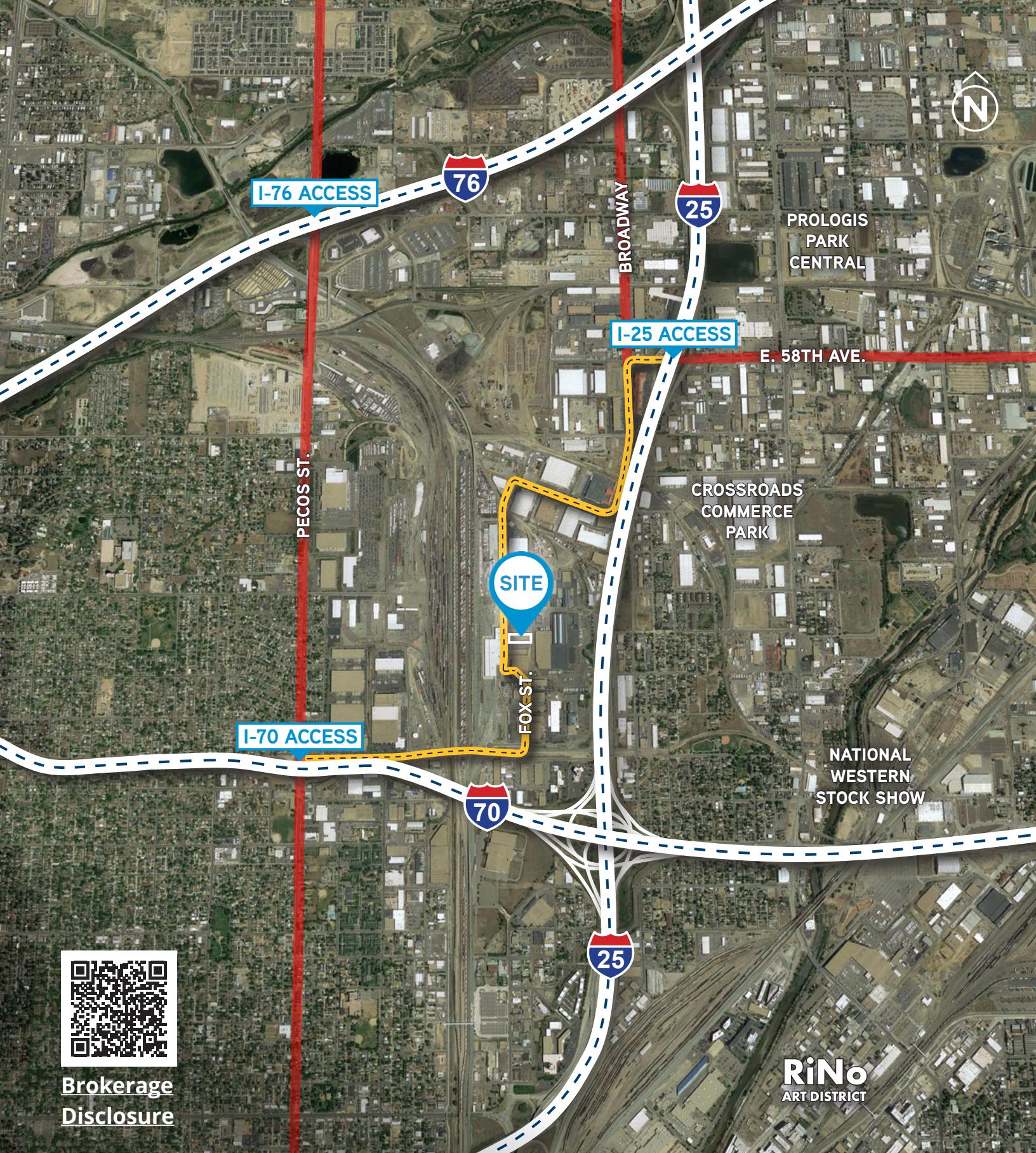
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↖
NORTH

- Dock High
(Possibility to add one (1) ramp to dock high door)





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