



Industrial Space For Lease

Building Highlights

- > Access via I-70 and Quebec St.
- > Located in Enterprise Zone
- > Offers both Drive-In and Dock High Loading
- > Radiant Heat in Warehouse

Airport Business Center

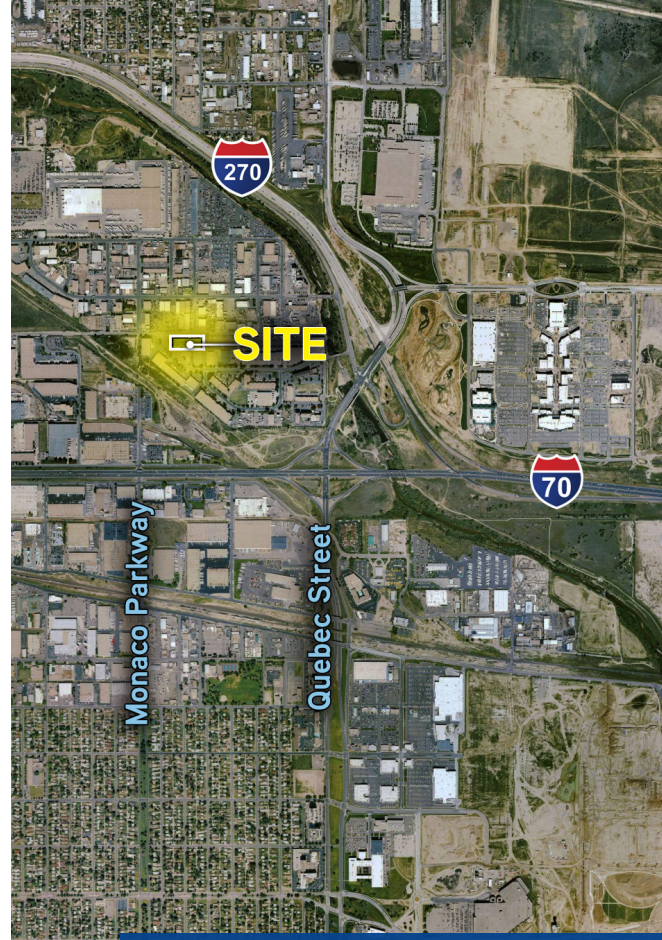
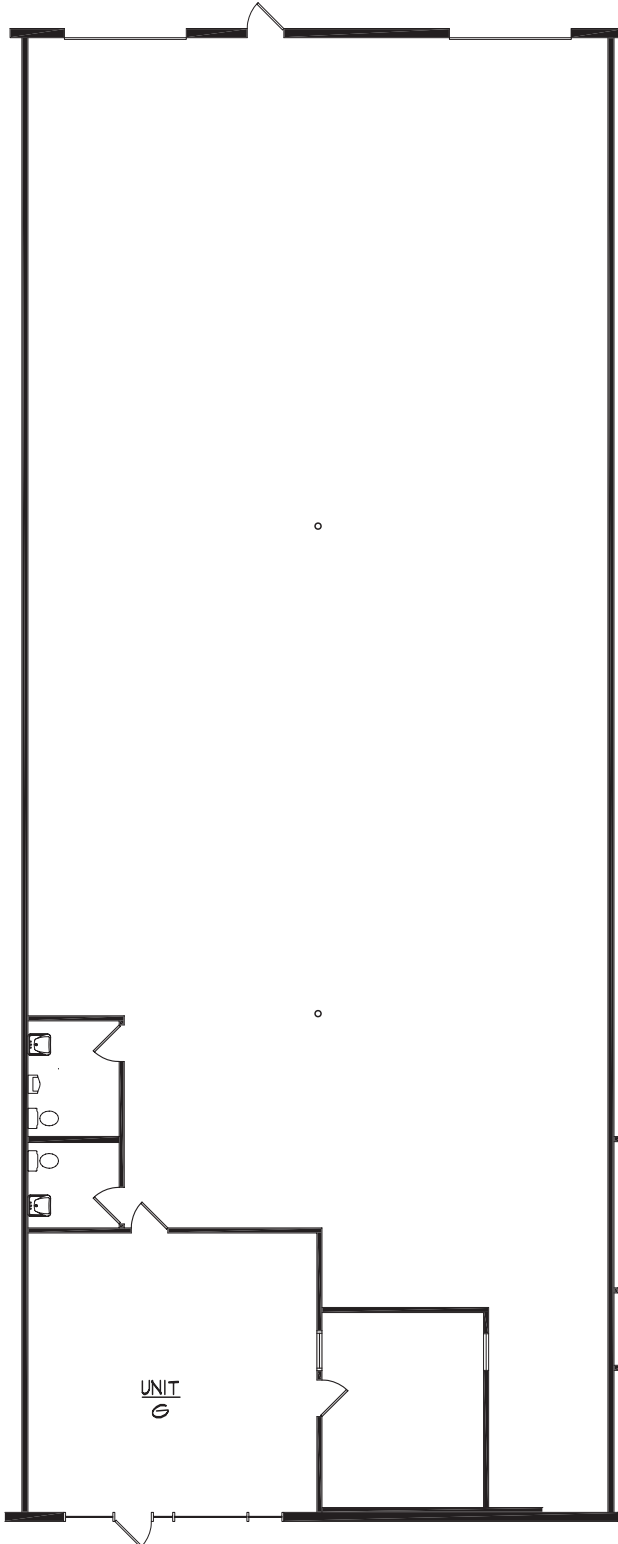
6804 E. 48th Avenue, Unit G | Denver, CO 80216

Building Information

Project Size:	46,464 SF
Unit Size:	5,808 SF
Office:	20%
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$5.20/SF
Loading:	One (1) Dock High and One (1) Drive-In
Ceiling Height:	14'
Zoning:	I-2
Electric Service:	100 Amps (can be upgraded to 200 Amps), 120/208 Volt, 3-Phase
City/County:	Denver/Denver
Available:	Immediately

For Lease

6804 East 48th Avenue Unit G 5,808 SF



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BROKERAGE
DISCLOSURE

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