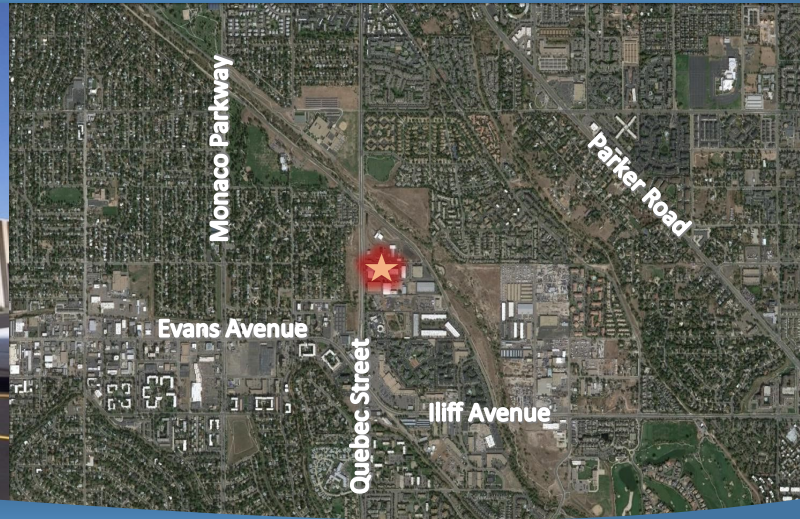


Industrial for Lease



1900 South Quince Street, Denver, CO 80231



Building Size: 16,047 SF
Available: Unit F
Square Feet: 1,920
Office: Approximately 500 SF
Year of Construction: 1976
Loading: 10' x 12' Drive-in
Clear Height: 14'
Power: 3 Phase - 200 AMPS
Zoning: I-A
County: Denver
Lease Rate: \$13.80/SF NNN
Estimated Expenses: \$5.68/SF

Building Comments:

- Located in Unincorporated Arapahoe County
- Numerous amenities located in the immediate area
- Major cross streets include Iliff Avenue and Quebec Street
- Oversize drive in loading door
- Local and creative ownership
- Access to both I-25, I-225, Hampden Avenue and Denver Tech Center
- No automotive repair/body work allowed

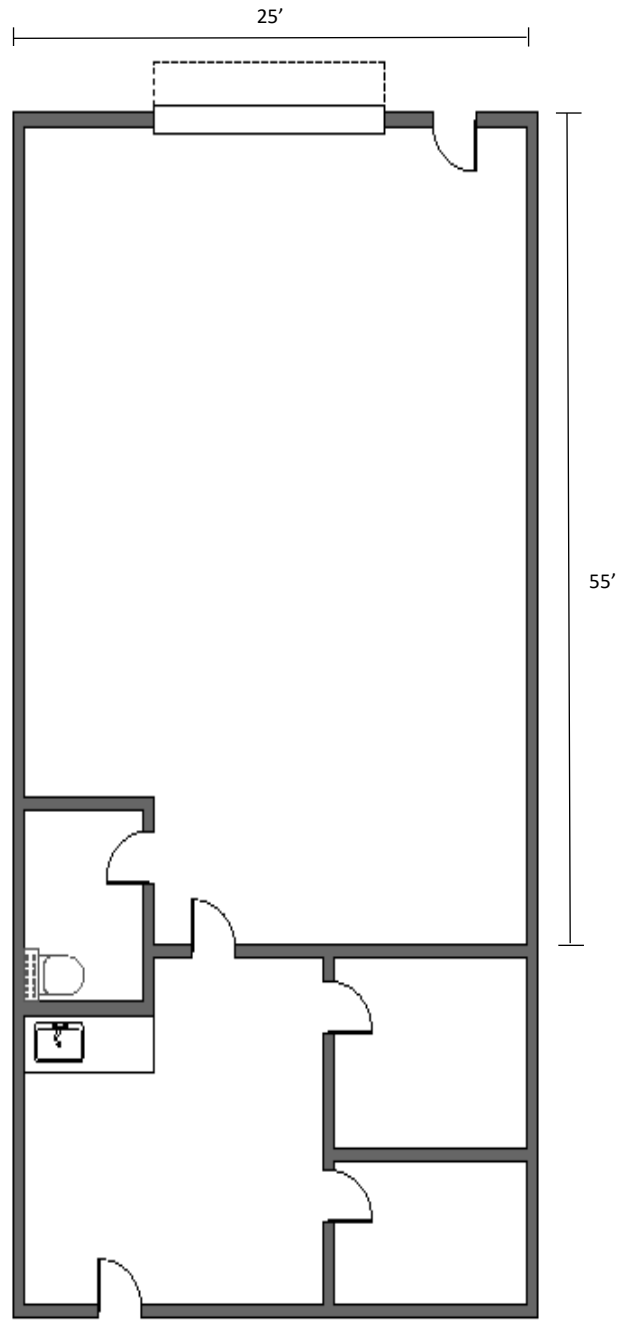


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*All dimensions are approximate