

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
- Front Park/Front Load Design
- Located in Enterprise Zone

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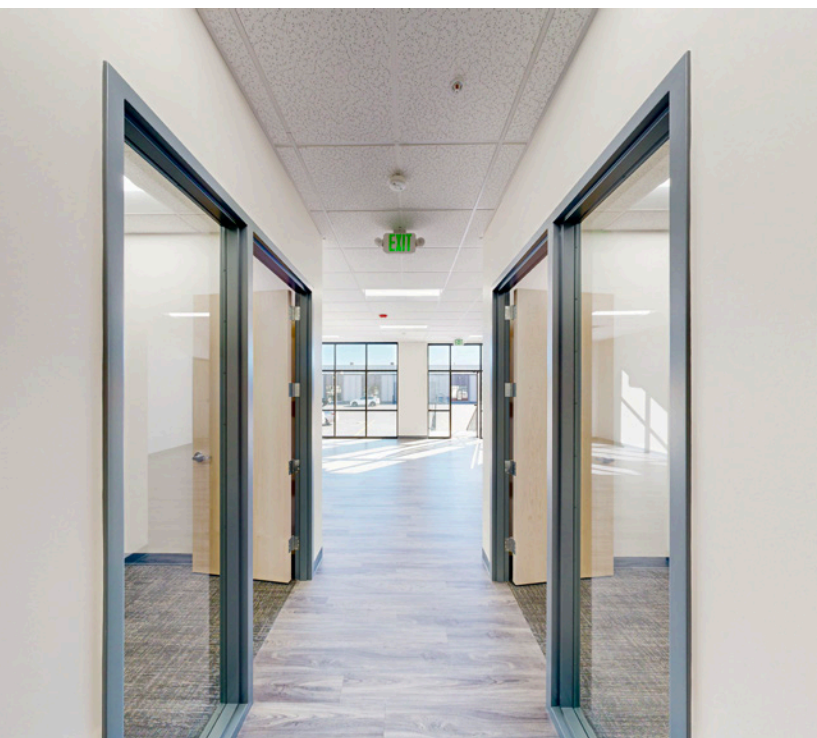
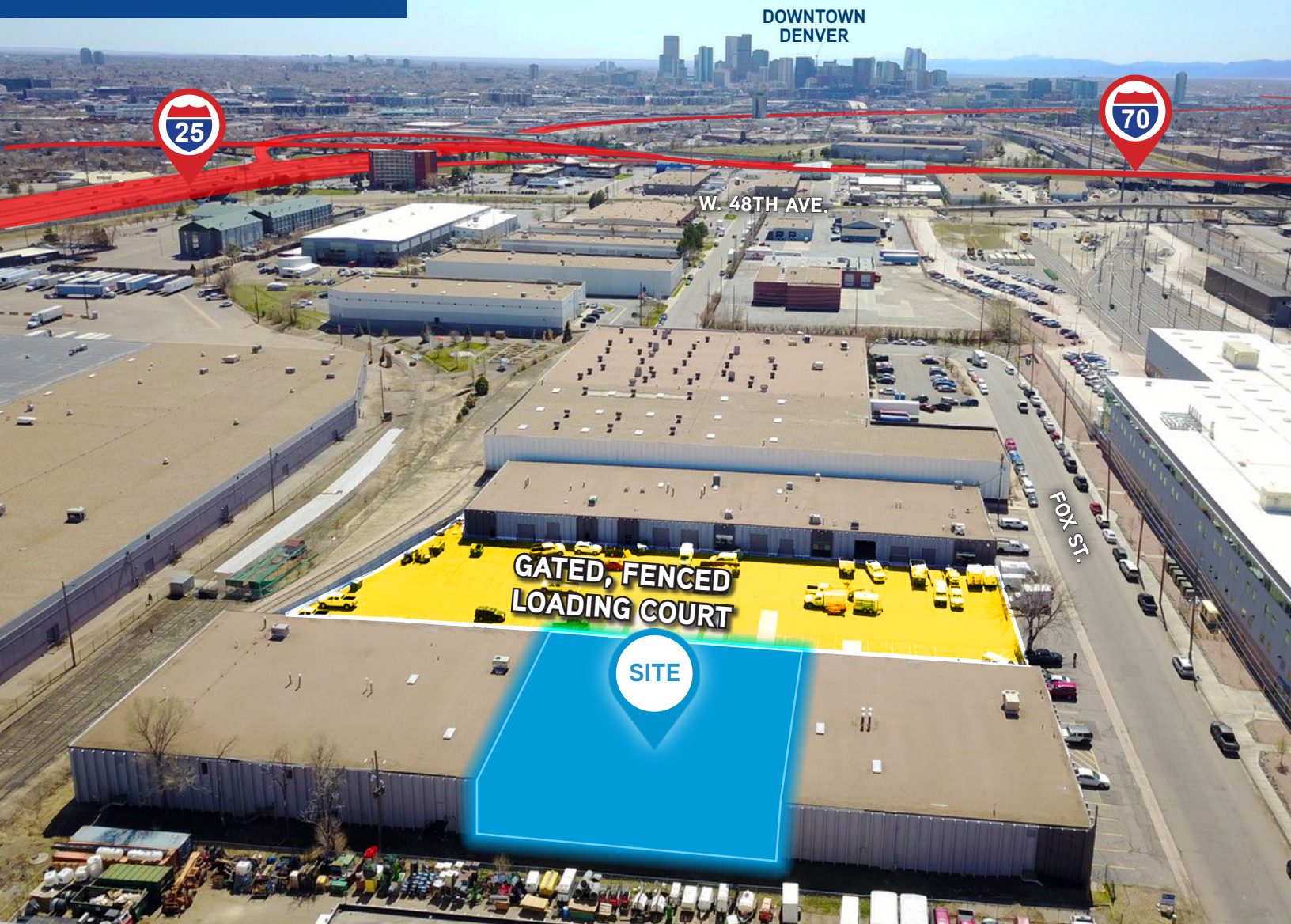
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Denver Core Industrial 5100 Fox Street | Unit B Denver, CO 80216

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:	400 Amps (TBV)
Zoning:	I-B, UO-2

For Lease



Floor Plan
Unit B
11,080 SF

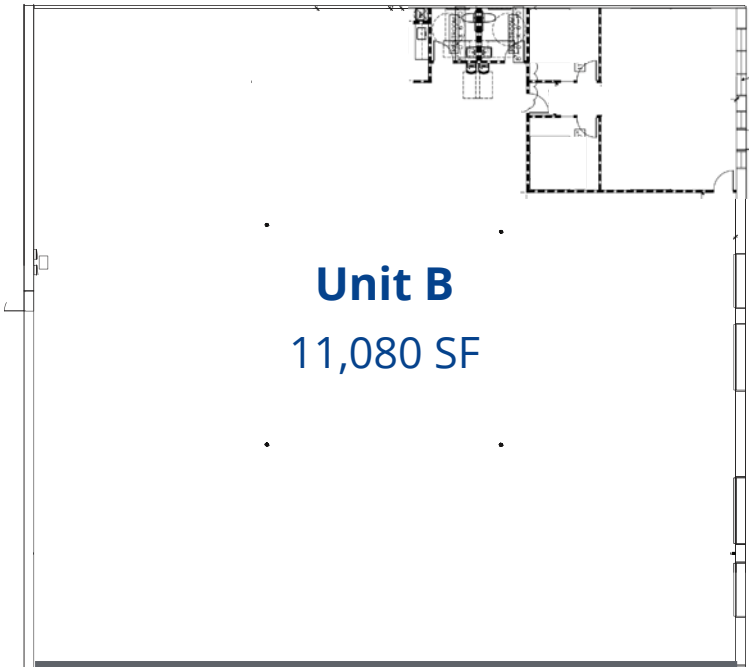
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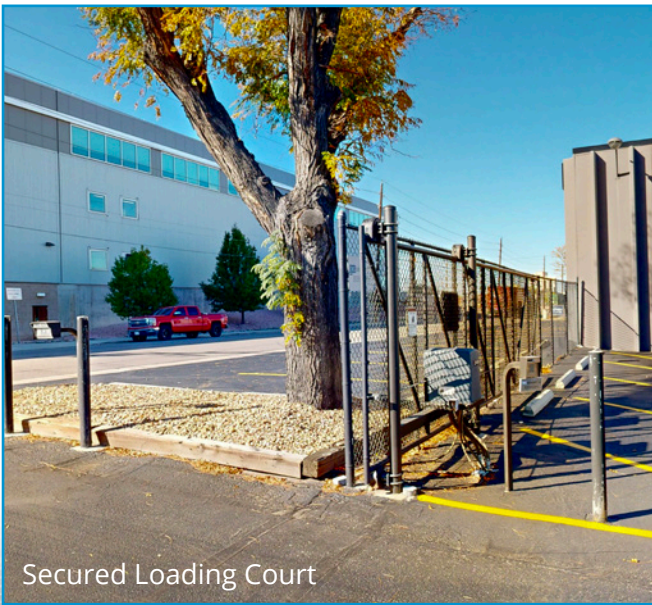
Newly Completed Office Space



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

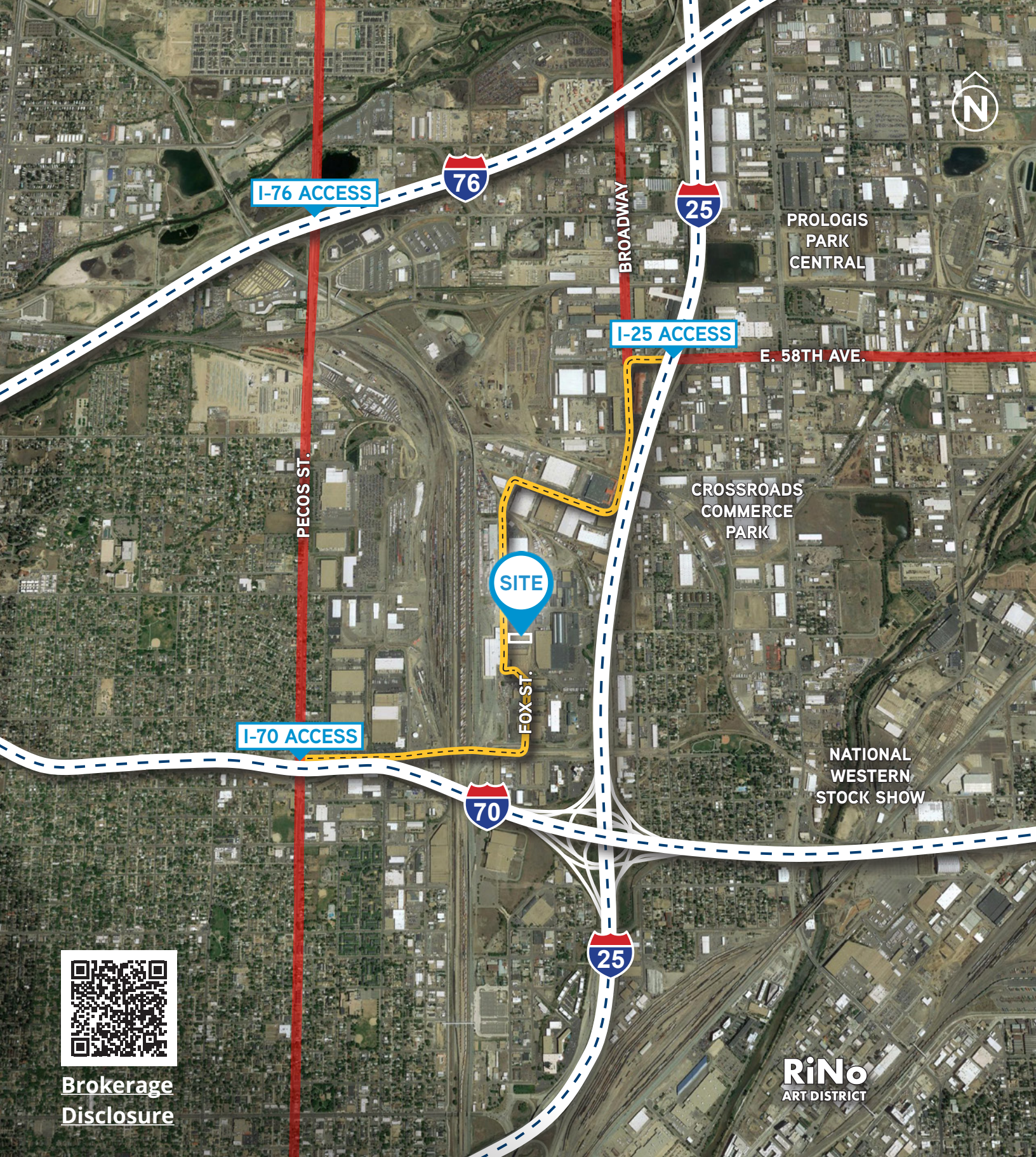


Unit B
11,080 SF



Secured Loading Court





I-76 ACCESS



BROADWAY



PROLOGIS
PARK
CENTRAL

I-25 ACCESS

E. 58TH AVE.

CROSSROADS
COMMERCE
PARK



FOX ST.

I-70 ACCESS



NATIONAL
WESTERN
STOCK SHOW



Brokerage
Disclosure

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