

247,909 SF Available with rail access and fenced truck yard.



For Lease

11275 East 40th Avenue
Denver, CO 80239

Lease Rate:
\$6.75/SF NNN
Operating Exp.:
\$2.06/SF

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11275 E. 40th Ave. | Denver, CO 80239
355,630 SF Freestanding Building



**Secured
Yard**



**New Concrete
Yard**

Available SF	247,909 SF
Divisible To	+/-107,369 SF
Office SF	+/-6,620 SF
Ceiling Heights	22'
Column Spacing	38'x35'
Loading	24 Dock High Doors 9 Rail Doors
Outside Storage	±3 Acres Fenced (Back & West)
Rail	Union Pacific
Zoning	I-B; UO2 (DENVER)
Sprinkler	ELO System
Lighting	Motion Sensor LED
Total Site Size	14.61 Acres
Trailer Stalls	TBD
Power	1,200 Amp (TBV)
YOC	1969
Lease Rate	\$6.75/SF NNN
Operating Exp.	\$1.50/SF

Site Plan

I-70 VPD: 241,000 VPD (2023 CDOT)



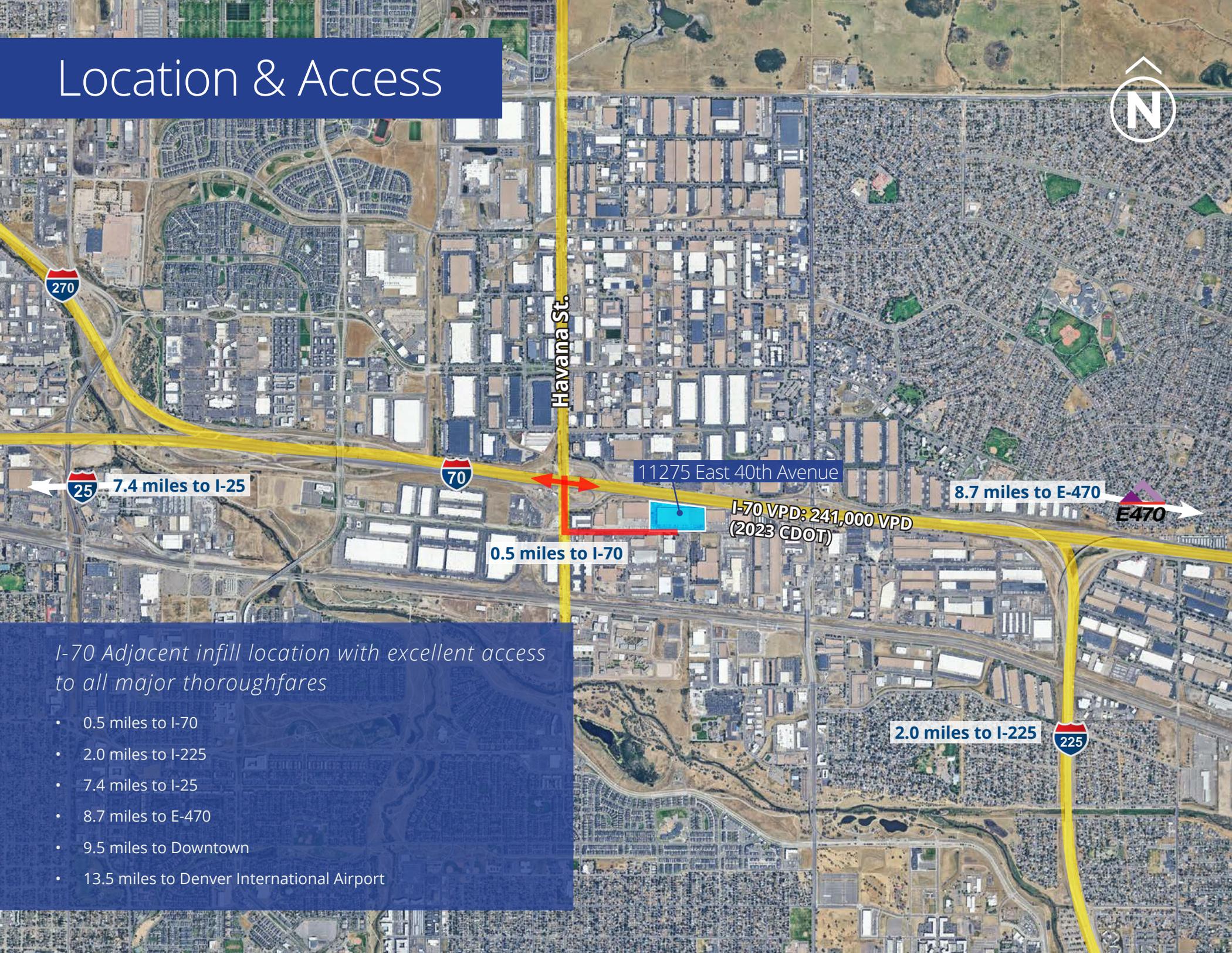
Highlights

- Access to entire Metro Denver population in 45 minute drive time, 68% in 30 minute drive time
- 1,000 ft of I-70 frontage providing visibility to over 240,000 VPD (2023 CDOT)
- Fully fenced and secure site
- Dedicated trailer parking
- Heavy industrial zoning permissive of outdoor storage
- 3,543 SF flammable liquid storage room (H-3 occupancy)
- 3,865 SF aerosol storage room (S-1 occupancy)

Improvements Underway

- New concrete truck court / yard
- Interior / exterior paint
- Office remodel; new spec office
- Upgraded dock packages.

Location & Access



7.4 miles to I-25

Havana St.

11275 East 40th Avenue

0.5 miles to I-70

I-70 VPD: 241,000 VPD
(2023 CDOT)

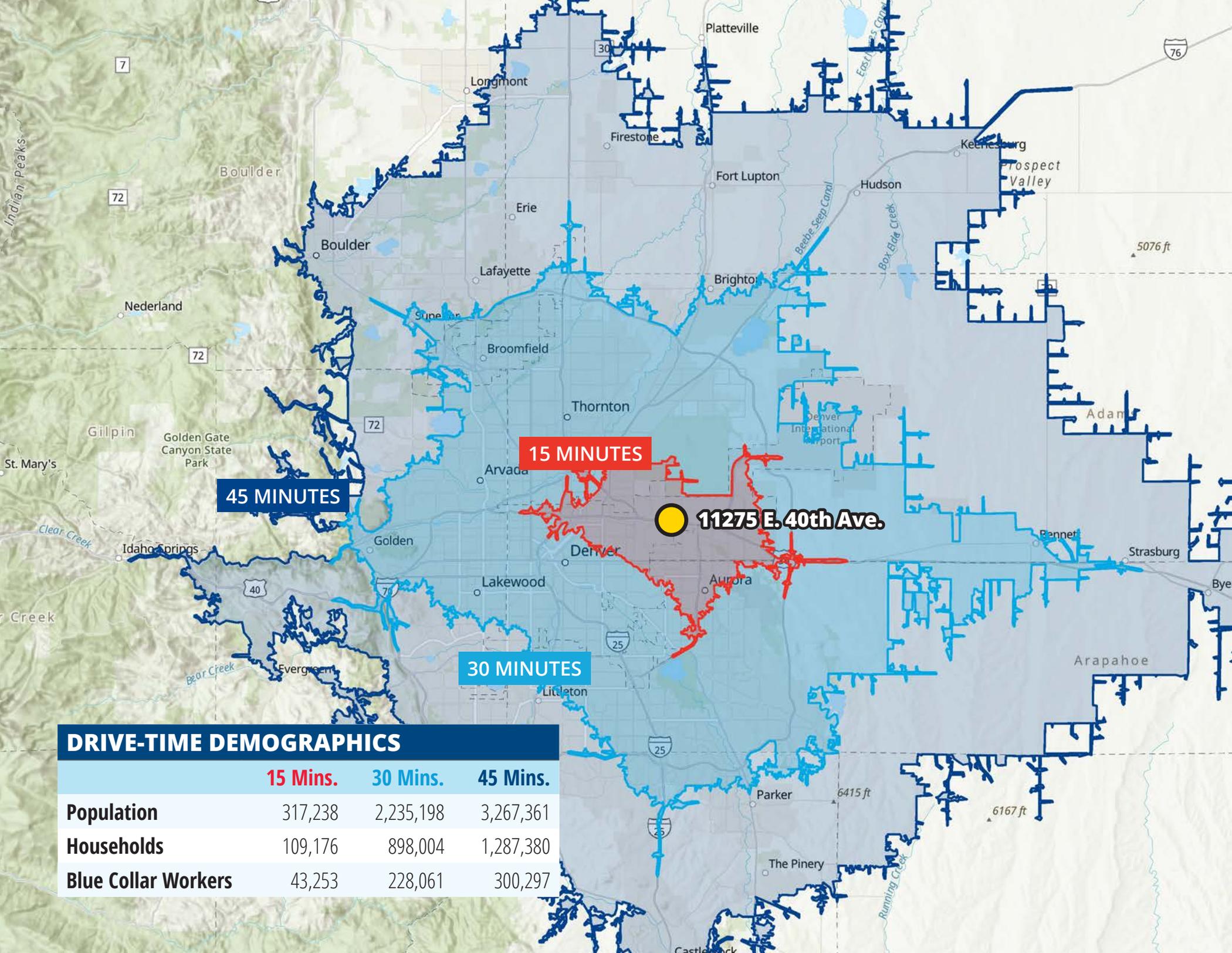
8.7 miles to E-470

E470

2.0 miles to I-225

I-70 Adjacent infill location with excellent access to all major thoroughfares

- 0.5 miles to I-70
- 2.0 miles to I-225
- 7.4 miles to I-25
- 8.7 miles to E-470
- 9.5 miles to Downtown
- 13.5 miles to Denver International Airport



11275 E. 40th Ave.

15 MINUTES

45 MINUTES

30 MINUTES

DRIVE-TIME DEMOGRAPHICS			
	15 Mins.	30 Mins.	45 Mins.
Population	317,238	2,235,198	3,267,361
Households	109,176	898,004	1,287,380
Blue Collar Workers	43,253	228,061	300,297



247,909 SF

LEASED



241,000 VPD
(2023 CDOT)



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