

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



8001 EAST 88TH AVENUE, HENDERSON, COLORADO

- Total Available: 173,608 square feet (SF)
- Frozen Storage: 31,125 SF
- Refrigerated Storage: 27,189 SF
- Refrigerated Dock: 11,660 SF
- Ambient Storage: 94,461 SF
- 34'-36' Ceiling
- 23 Dock Doors
- Heavy Trailer Parking
- Near I-76

Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

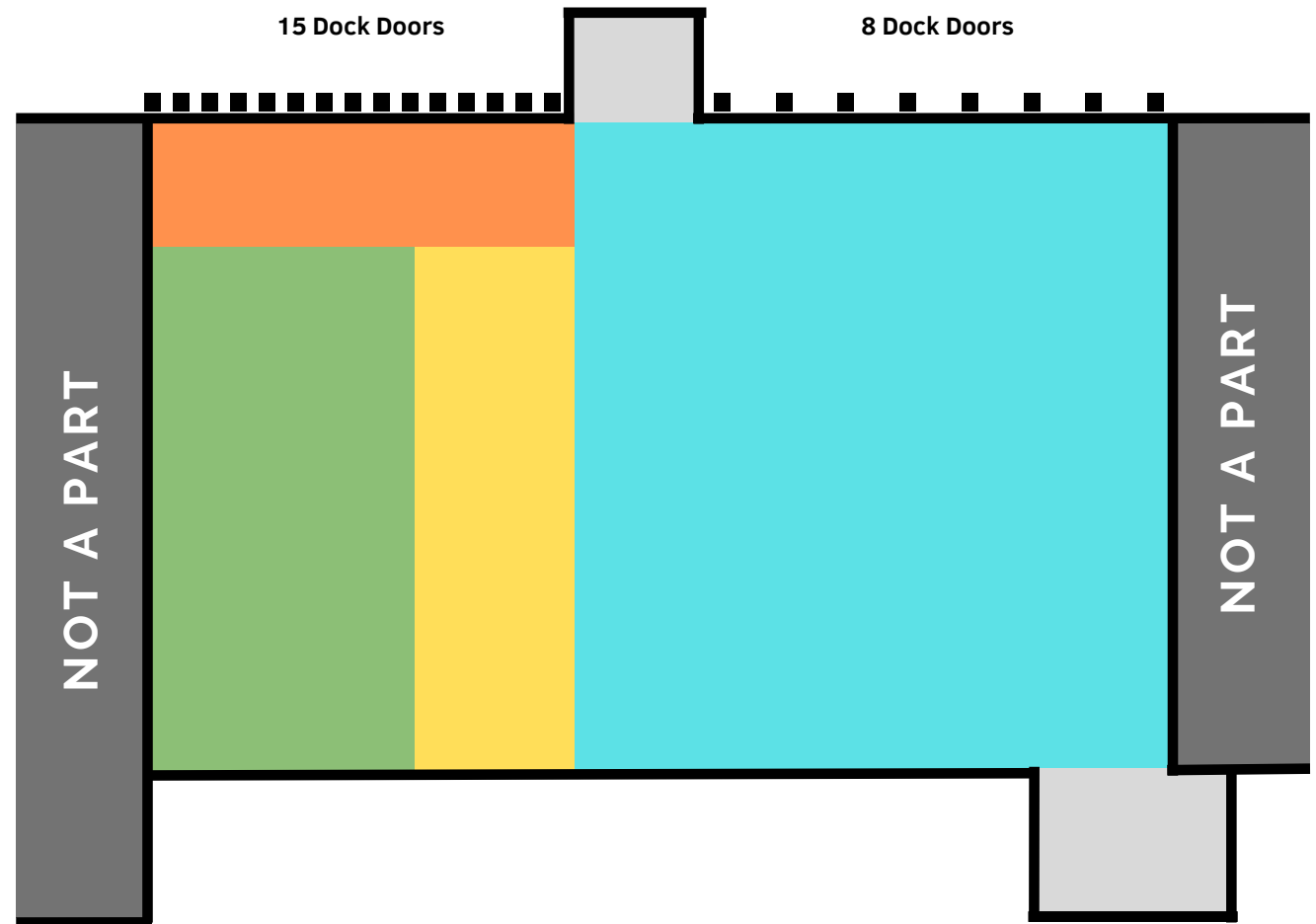
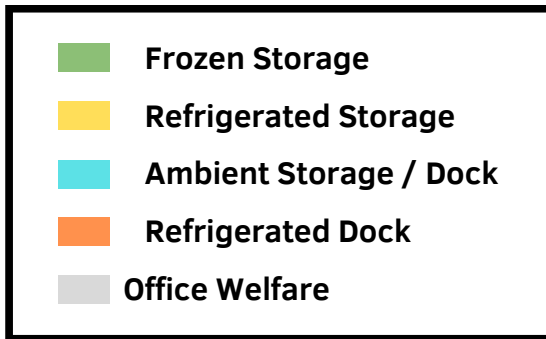
Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP

SQUARE FOOTAGE ITEMIZATION

- Total Available: 173,608 SF
- Frozen Storage: 31,125 SF
- Refrigerated Storage: 27,189 SF
- Refrigerated Dock: 11,660 SF
- Ambient Storage: 83,786 SF
- Ambient Dock: 10,675 SF
- Office/Welfare: 9,173 SF
 - Main: 4,763 SF
 - Dock: 4,410 SF



FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP

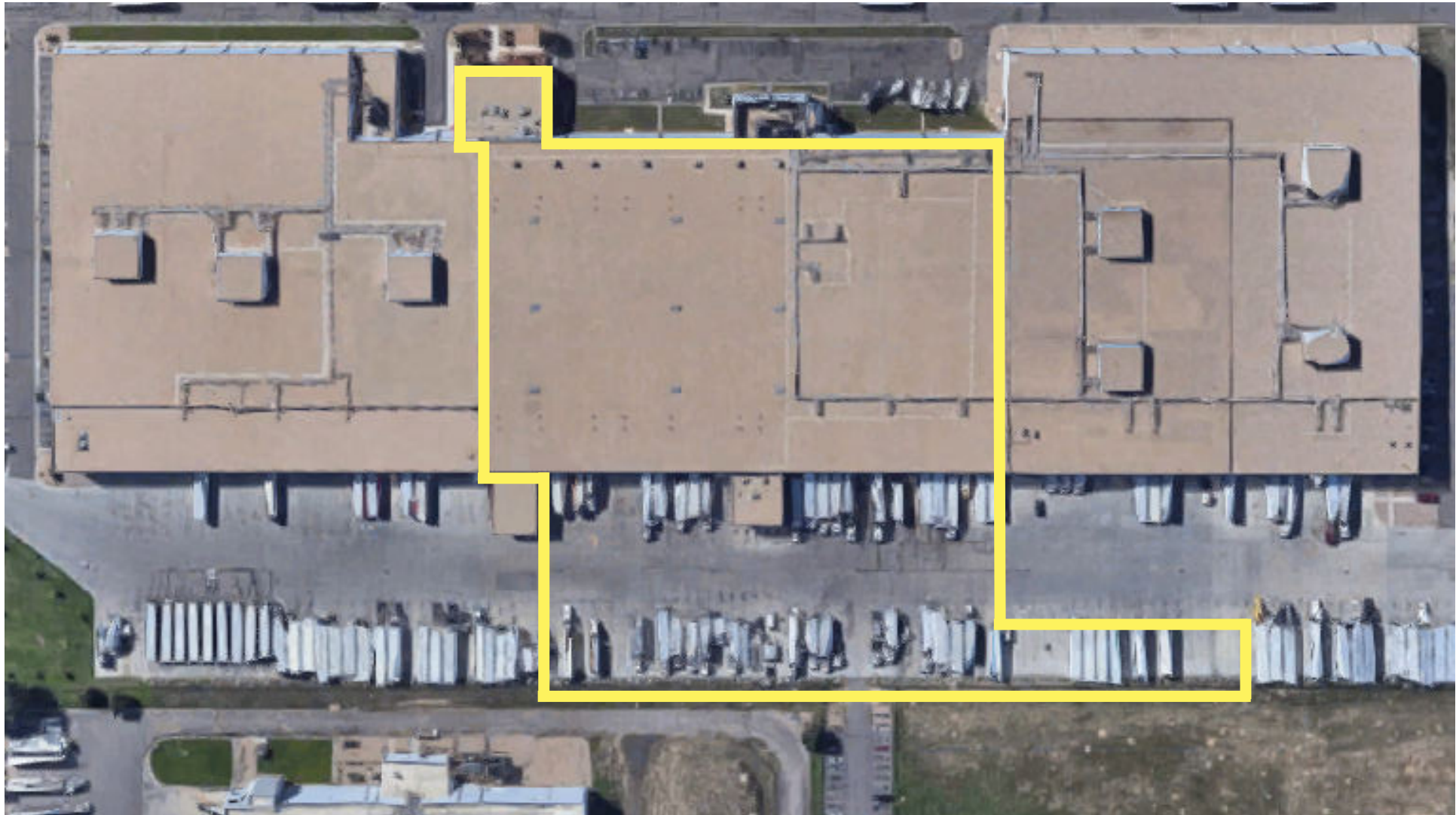


FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



PALLET COUNT

- Frozen: 3,504 Positions
 - Single & Double-Deep, 4-5 High
- Refrigerated: 2,340 Positions
 - Single & Double-Deep, 5 High
- Dry: 8,224 Positions
 - Single & Double-Deep, 5-6 High



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

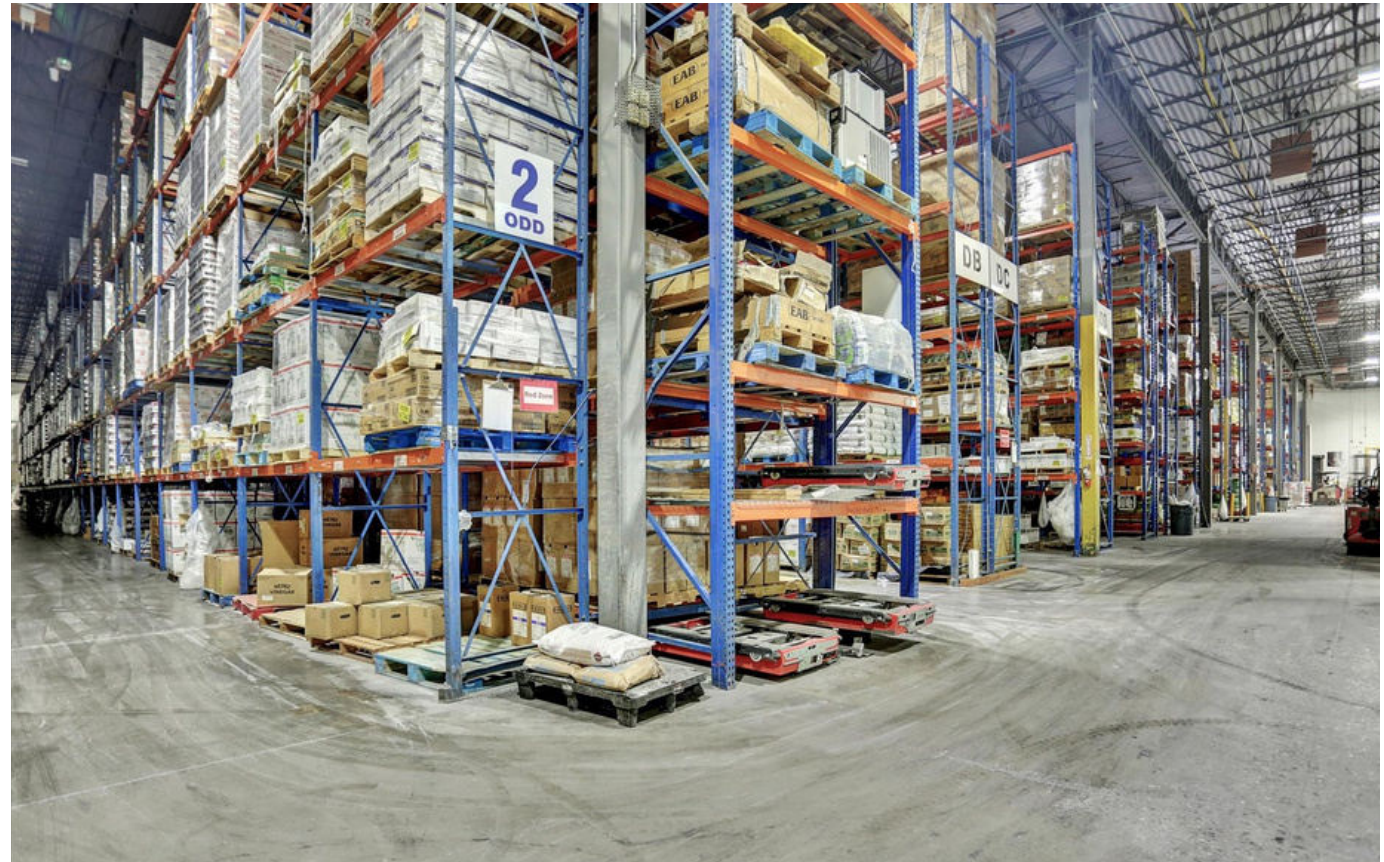
Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP

BUILDING

- 34'-36 Ceiling
- Fully-Sprinklered (No In-Rack)
- LED Motion-Sensor Lights
- Central Ammonia System to be Maintained by Landlord
- 23 Dock Doors
- Concrete Truck Court & Parking Areas
- Parking
 - 44 Tractors/Trailers
 - 45 Autos
- Guard Shack-Controlled Access
- Electrical Generator Plug-In



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



OTHER

- Potentially Divisible
- 8,800 Solar Panel Install Project in Progress
- Landlord Will Consider Converting & Amortizing Ambient Storage to Cold



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

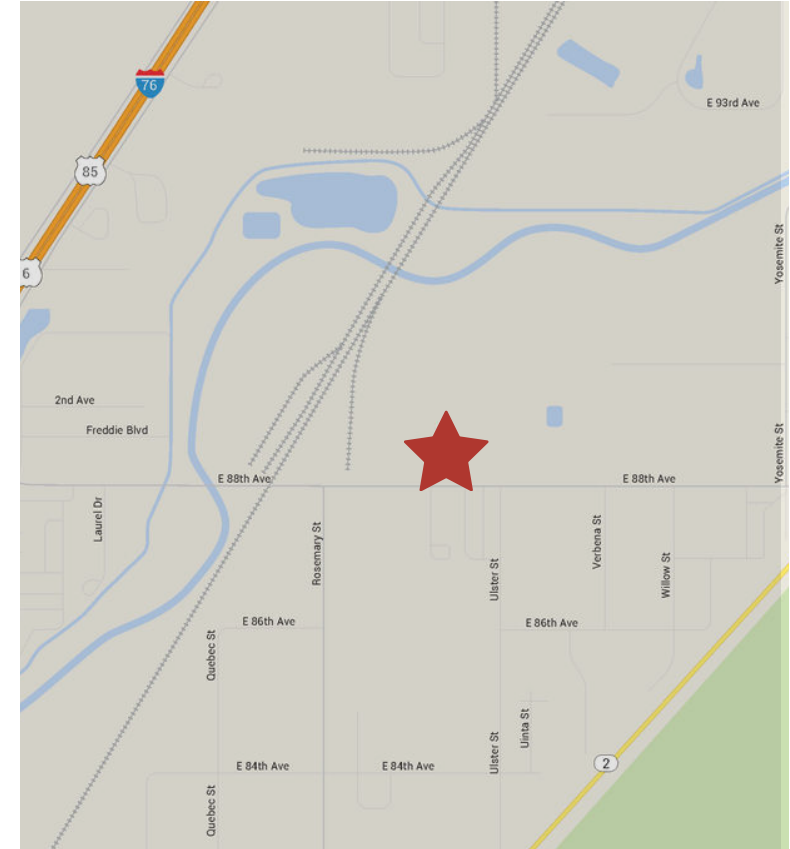
E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

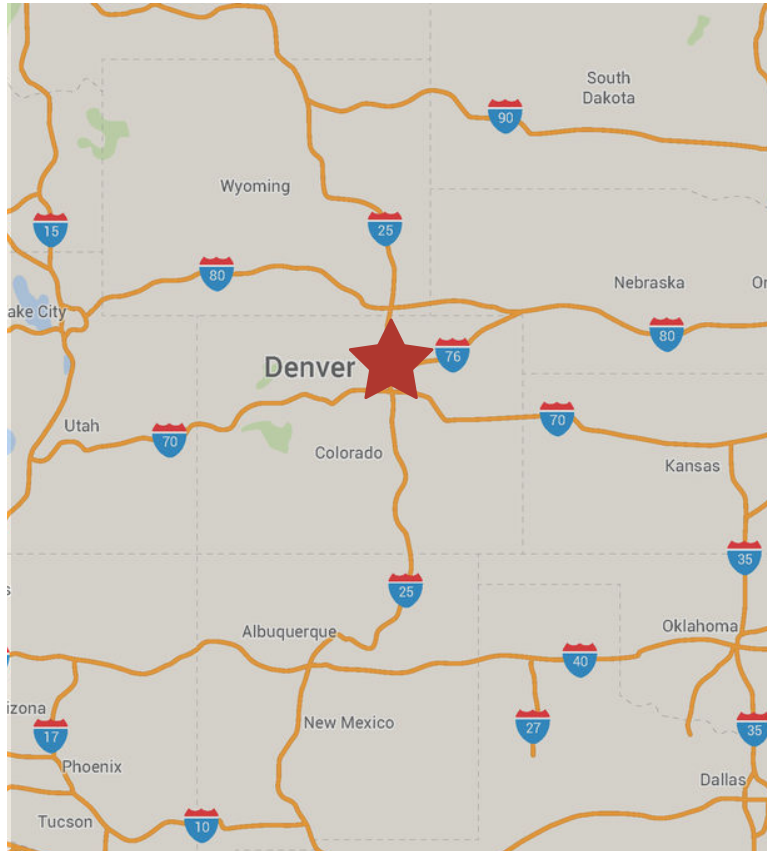
E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



FOOD PROPERTIES
GROUP



Scott Delphey, Founder | Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490 | E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Ron Webert, SIOR

Principal

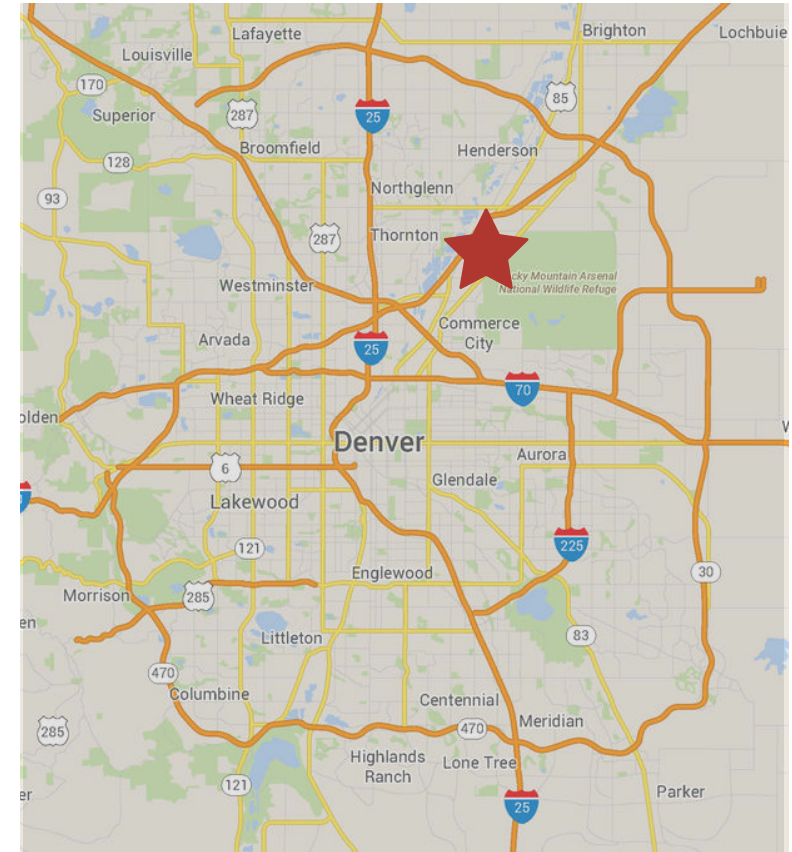
Lee & Associates | Denver

M: 303.717.2861 | O: 303.296.8500

E: rwebert@lee-associates.com

FREEZER / COOLER / DRY WAREHOUSE FOR LEASE

Up to 173,608 Square Feet ~ Fully-Racked
Denver, Colorado-Area



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

DISCLAIMER: © 2023 Food Properties Group Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.