



FOR LEASE

Warehouse/Distribution Building

5200 Smith Road | Denver, CO 80216



**Oversize Dock High And Drive In Potential\***

CONTACT:

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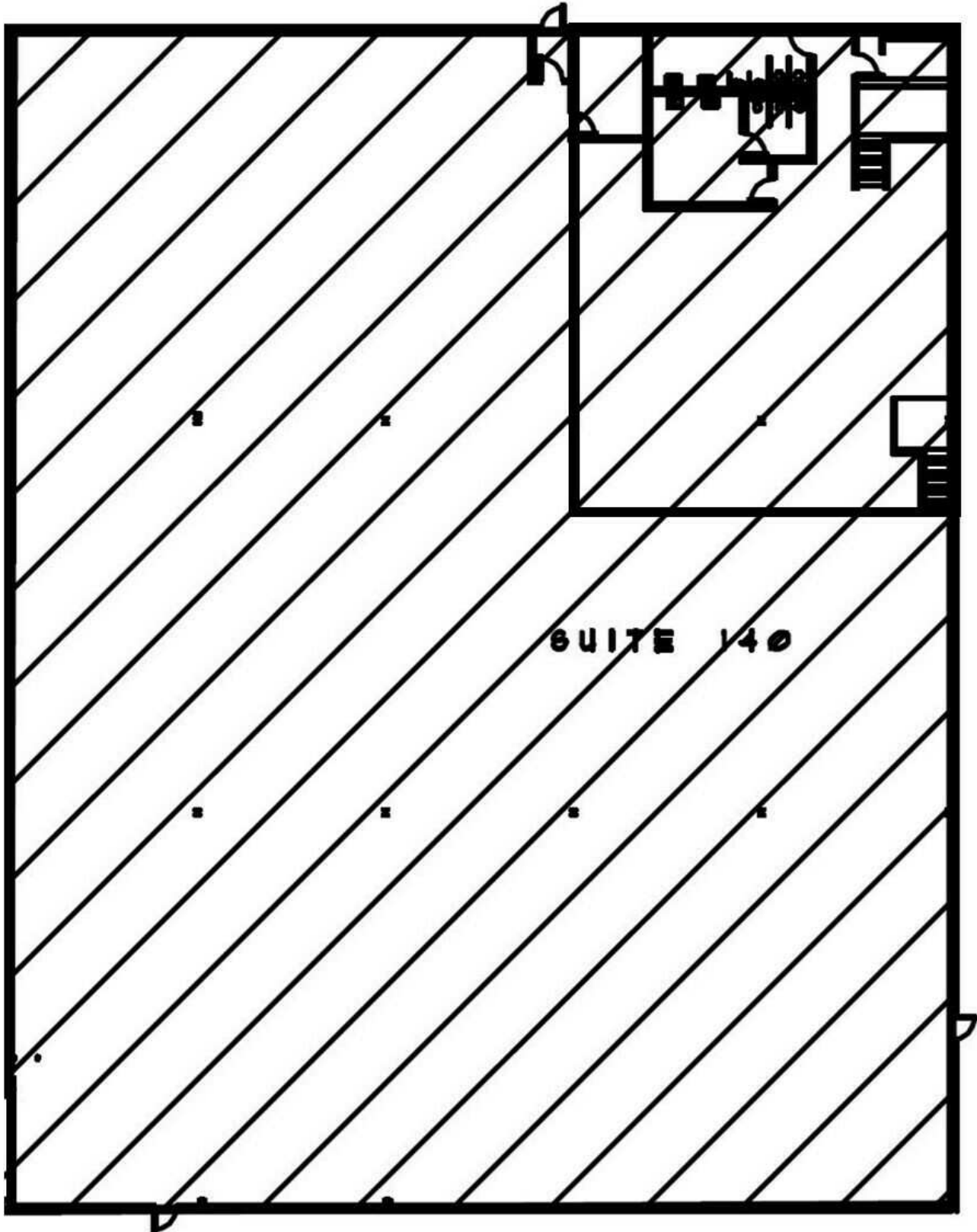
## 5200 SMITH ROAD

### OFFERING SUMMARY

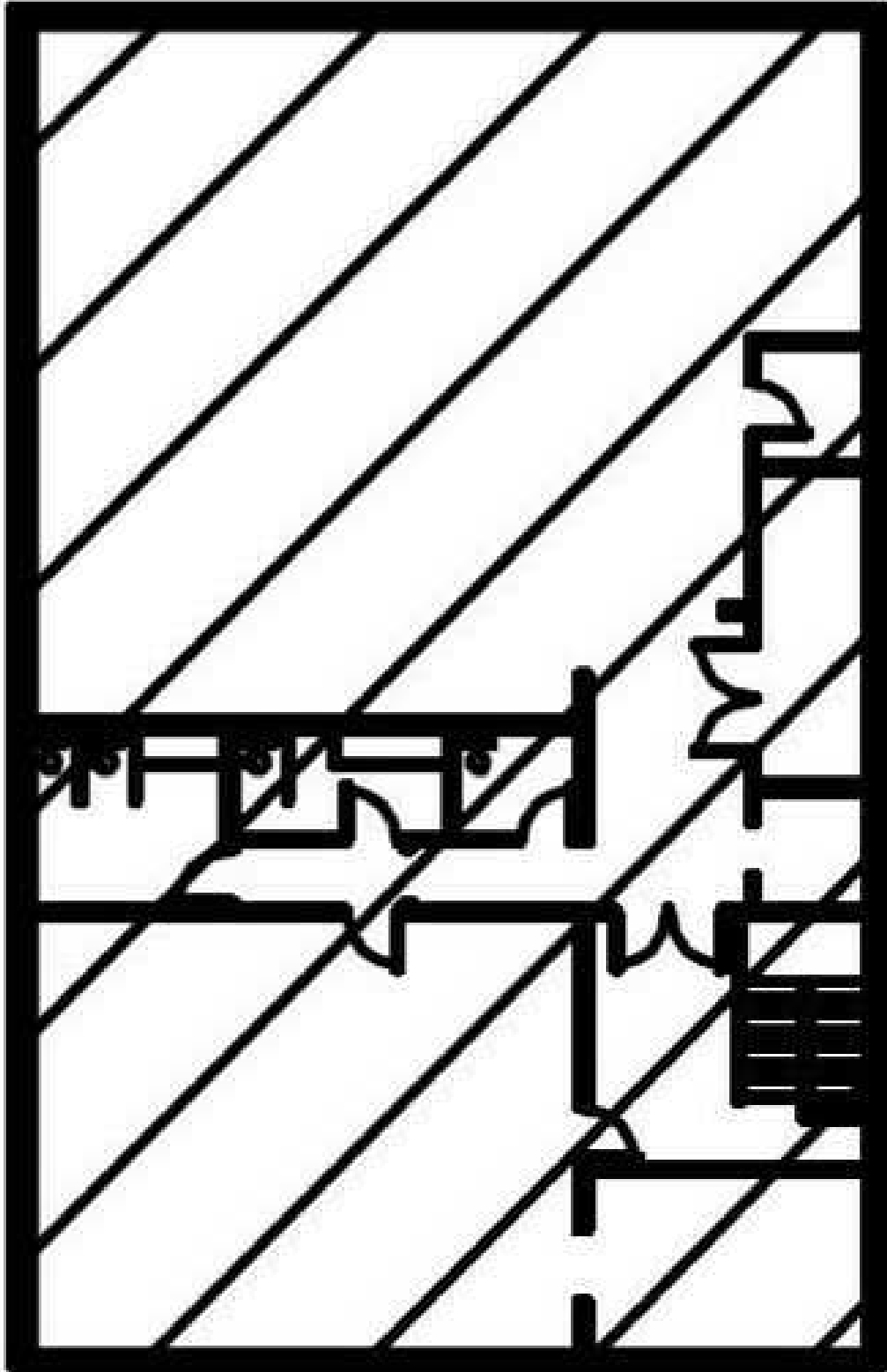
<b>Suite #140:</b>	21,662 SF
<b>Lease Rate:</b>	\$8.00 per SF NNN
<b>NNN's:</b>	\$3.50 per SF
<b>Ceiling Height:</b>	15'-18' clear
<b>Year Built:</b>	1964
<b>Zoning:</b>	I-A

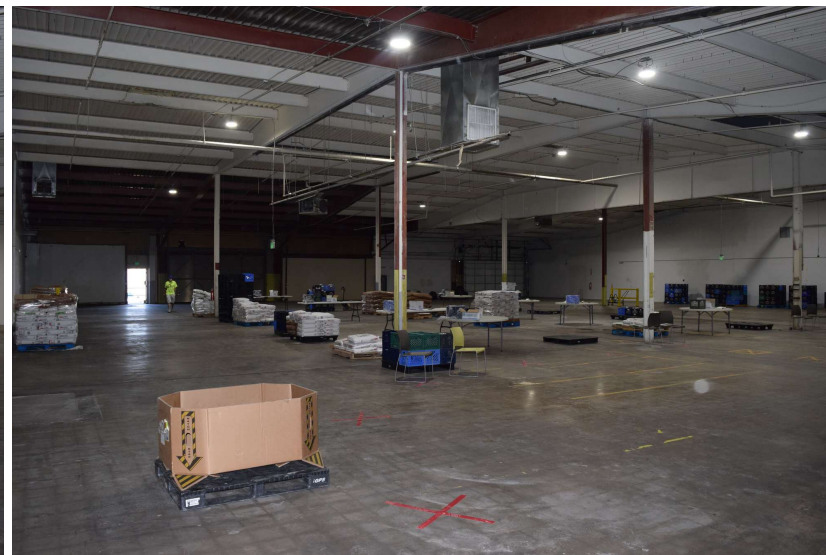
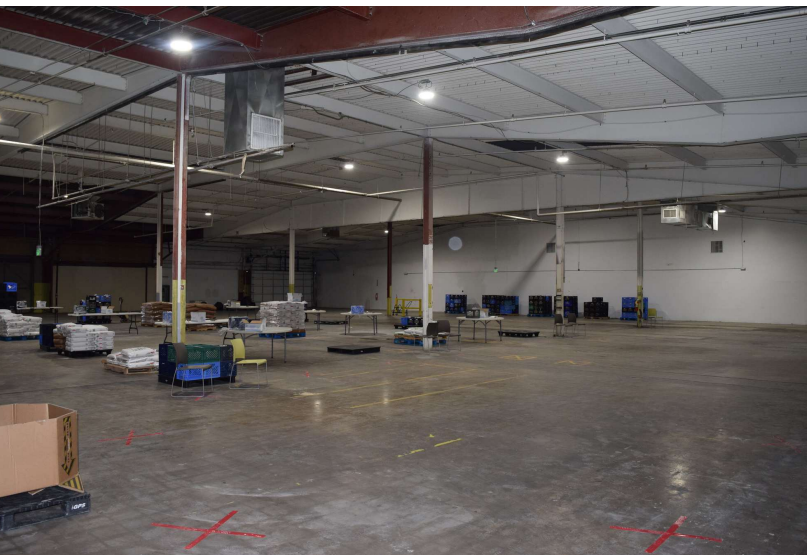
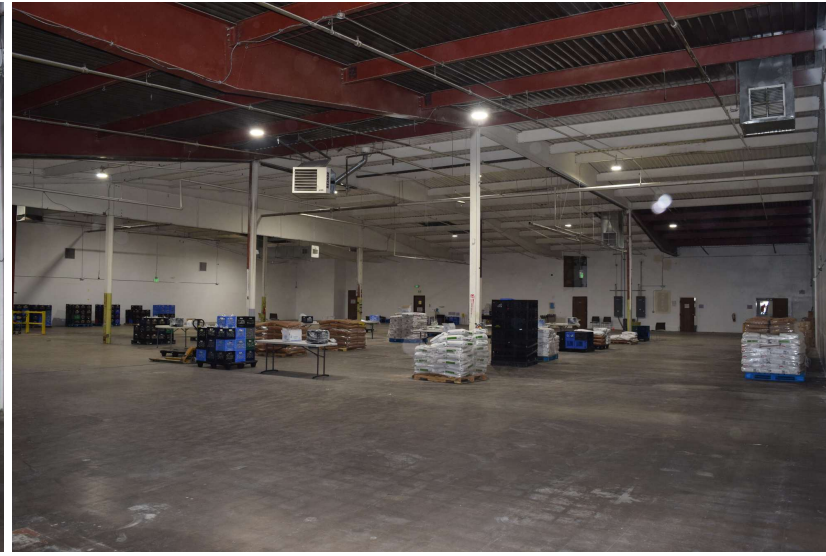
### PROPERTY HIGHLIGHTS

- Lease rate reduced from \$10.00/sf to just \$8.00/sf
- Suite #140 - 21,662 SF
- Dock high loading available
- marijuana/hemp/CBD related uses considered also
- 15'-18' clear warehouse area with sprinklers
- Zoned I-A in the city/county of Denver

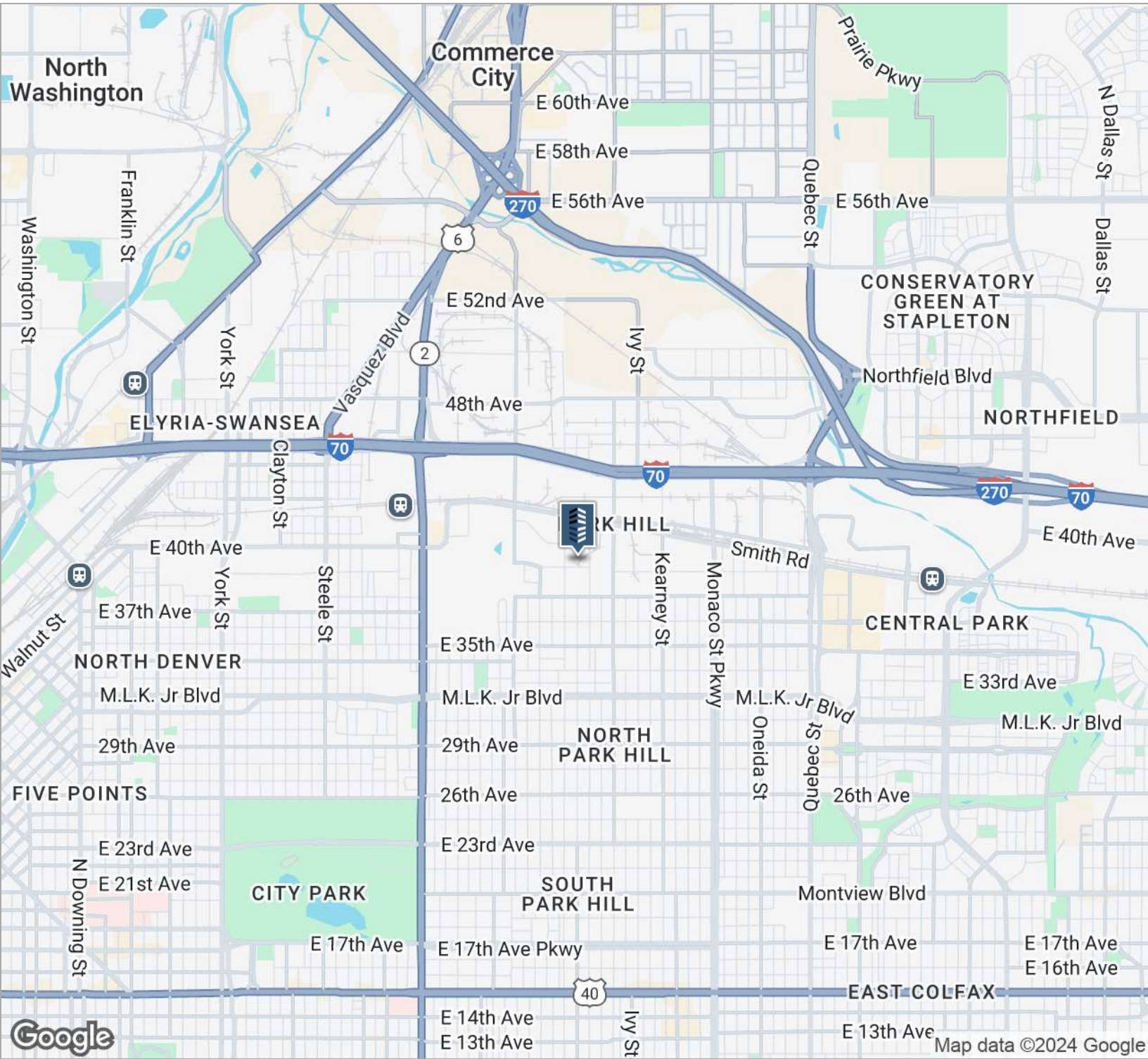












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