



FUNCTIONAL INDUSTRIAL UNITS
1,680 - 6,720 SF SPACES AVAILABLE

5475 PEORIA ST

DENVER, CO, 80239

Property Summary

- Class A Flex/Industrial Space Available Immediately
- Open Floorplan & High Ceilings
- Newly Refreshed, Turnkey Spaces or Unfinished Spaces Ready For Custom Buildout
- Upgraded Electrical, HVAC, New Paint, Flooring, Offices, Bathroom
- Variety of Space Options Available - Contact Broker

Property Features

Pricing:	Contact Broker
NNN Est:	\$8.65/SF
Unit Sizes:	See Pages 2&3
Loading:	One Drive-In Door Per Unit
Ceiling Height:	16'-18'
Office SF:	± 10% Per Unit
Parking:	Ample
Sprinklered	No
Power:	400 Amp, 3-Phase (TBV)

For more information:

**NNN Estimate: Includes Association Fees, Taxes, Building Insurance, & Water*



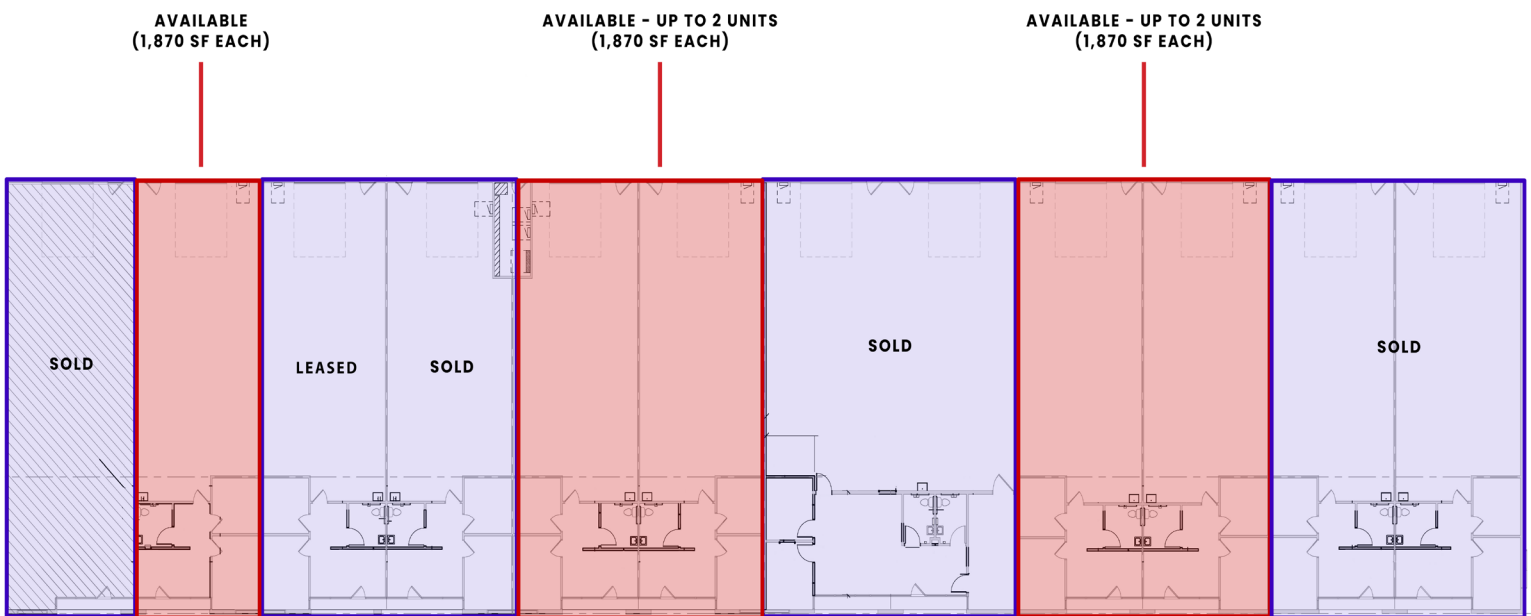
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BUILDING 1 – REFRESHED, MOVE-IN READY SUITES



Available Units	SF	Lease Rate
Unit 1	±1,870	Contact Broker
Unit 2	±3,740	Contact Broker

Flexible suite options available starting at 1,870 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and Tenant needs

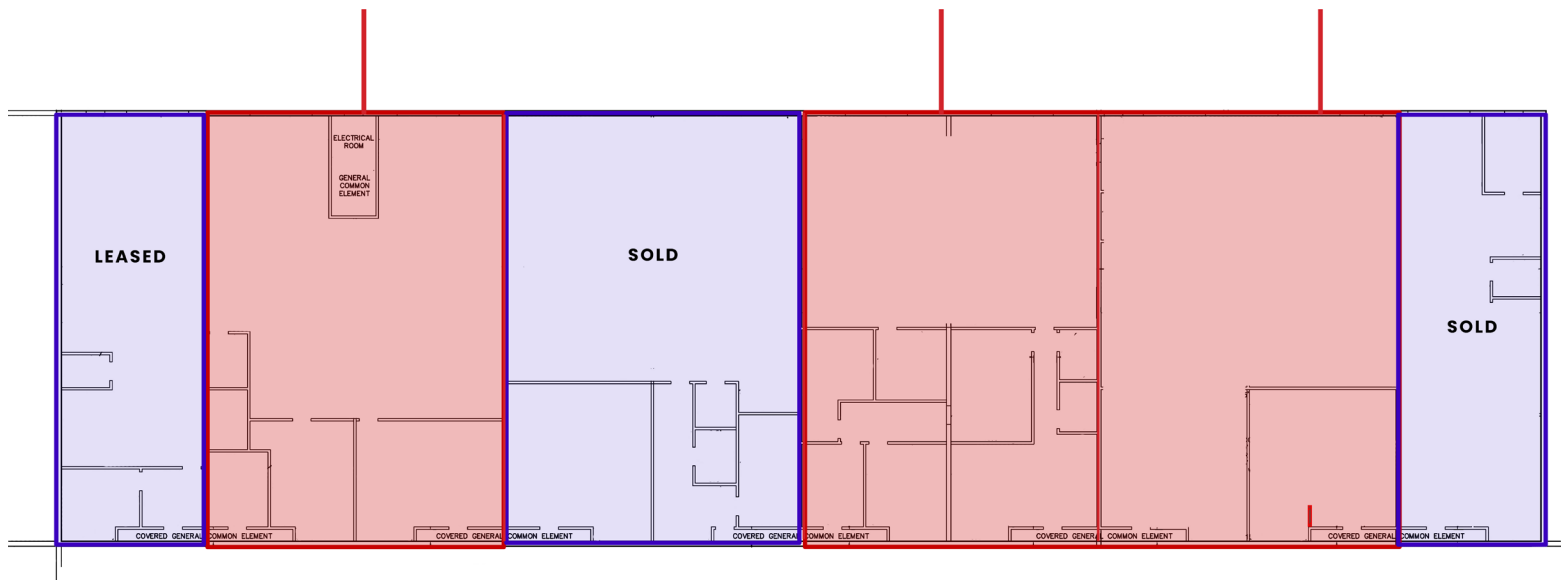
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BUILDING 2

**MOVE-IN READY UNIT
(3,360 SF)**

**UNFINISHED UNITS
2 UNITS AVAILABLE
(1,680 SF EACH OR 3,360 SF TOTAL)**

**UNFINISHED UNITS
2 UNITS AVAILABLE
(1,680 SF EACH OR 3,360 SF TOTAL)**



Available Units	SF	Lease Rate
Unit 1	1,680	Contact Broker
Unit 2	3,360	Contact Broker
Unit 3	5,040	Contact Broker
Unit 4	6,720	Contact Broker

**Flexible suite options available starting at 1,680 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and Tenant needs*

**Ownership is willing to provide build-to-suit options tailored to Tenant needs. Contact broker for further details.*

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PROPERTY PHOTOS



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