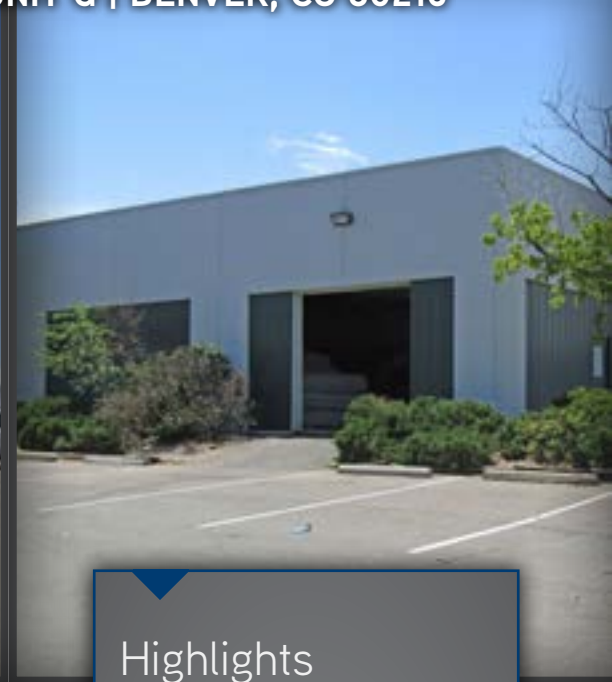




INDUSTRIAL SPACE
FOR LEASE

Airport Business Center

6804 EAST 48TH AVENUE, UNIT G | DENVER, CO 80216



Building Information

- > Project Size: 46,464 SF
- > Unit Size: 5,808 SF
- > Office: 20%
- > Lease Rate: \$10.00/SF NNN
- > Estimated Expenses: \$5.13/SF
- > Loading: One (1) Dock High and One (1) Drive-In
- > Ceiling Height: 14'
- > Zoning: I-2
- > Electric Service: 100 Amps (can be upgraded to 200 Amps), 120/208 Volt, 3-Phase
- > City/County: Denver/Denver
- > Available: Immediately

Highlights

“ Access via I-70 and Quebec St.”

- > Located in Enterprise Zone
- > Offers both Drive-In and Dock High Loading
- > Radiant Heat in Warehouse

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Accelerating success.

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Brokerage
Disclosure

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5,808 SF

