



Enterprise Business Center

**AVAILABLE**

19,597 SF - BLDG. 4

DISTRIBUTION / WAREHOUSE / SHOWROOM

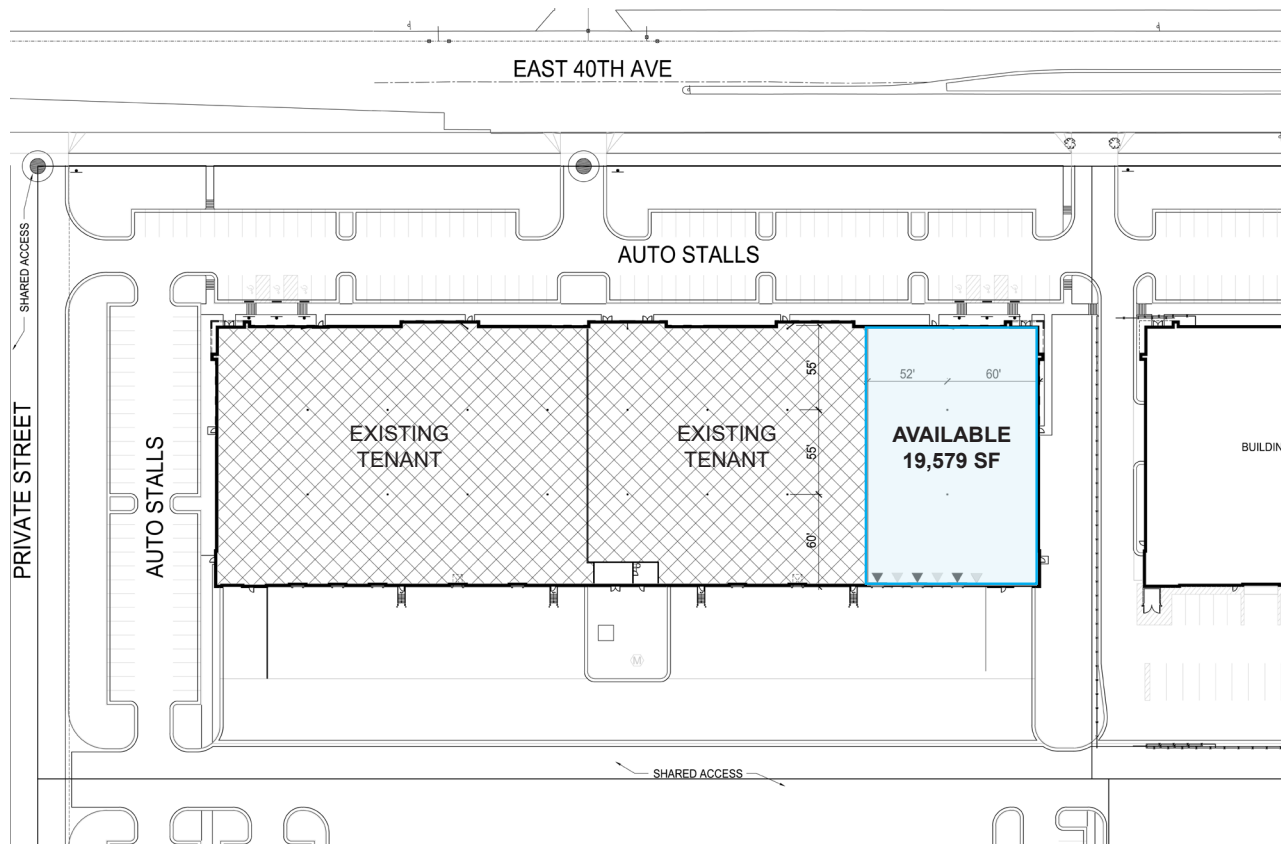


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**Food Production Space**



**9600 - 9640 E. 40TH AVENUE, DENVER, CO 80238**

Enterprise Business Center offers Class A industrial space in a premier Denver infill location. EBC is a 7-Building 1,950,000 SF Class A industrial project located in Denver's award winning Central Park neighborhood.



**AVAILABLE SPACE - UNIT 9640**

<b>Available Size:</b>	19,579 SF
<b>Office:</b>	2,900± SF
<b>Coolers:</b>	2,500± SF
<b>Dock Doors:</b>	3 (9' x 10') with levelers, lights and seals Additional docks possible
<b>Drive-In Doors:</b>	1 (12' x 14') possible
<b>Power:</b>	277/480 V / 3 Ph / 1600 Amps
<b>Parking:</b>	28 spaces
<b>Clear Height:</b>	24'
<b>Sprinkler:</b>	ESFR
<b>Column Spacing:</b>	52' x 50' (60' speed bay)
<b>Est. Expenses:</b>	\$7.47/SF
<b>Lease Rate:</b>	Negotiable

**SITE HIGHLIGHTS**

- Former Panera fresh dough production facility
- Space includes coolers, temperature controlled production area, wash bay, baking area and dry storage area
- Other features include heavy power and employee locker rooms
- Food production buildout can stay or be removed for traditional industrial tenancy
- Endcap unit with great access/visibility/signage opportunity
- Ideal location for showroom or will-call businesses
- Immediate access to I-70 and abundant retail amenities nearby

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## Property Features

### LOCATION

- Exceptional central Denver location and only 15 minutes from Downtown Denver & Denver International Airport (DEN)

### ACCESS

- Immediate access to I-70 via Havana Street and Central Park Boulevard, as well as close proximity to I-270, I-225 and I-25

### ZONING

- M-IMX-5 allows warehousing and manufacturing uses

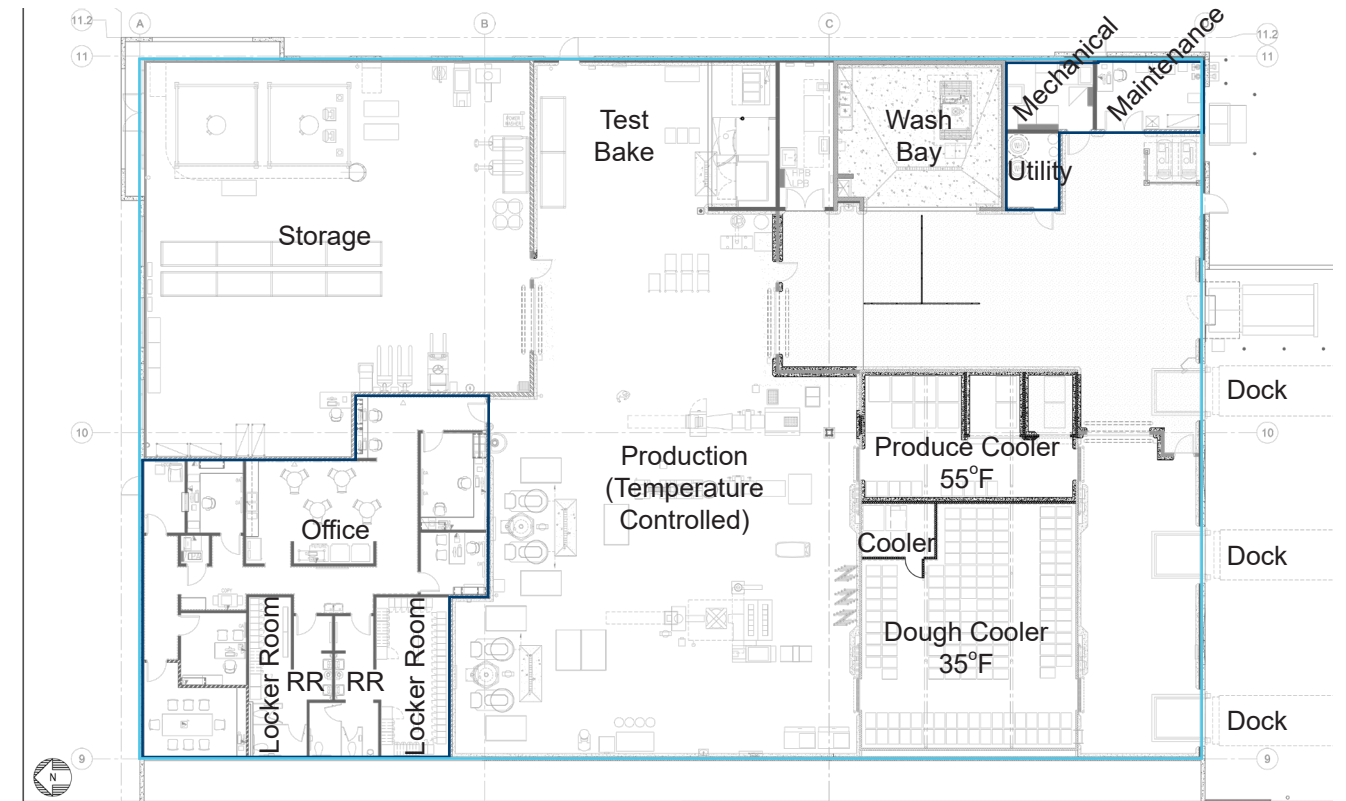
### HIGHLIGHTS / SITE BENEFITS

- Immediate access to 2.6 million SF of retail space and amenities, over 7,600 modern residential units for all ranges of employee housing and over 900 acres of parks and open space

### ADDITIONAL FEATURES

- Energy efficient construction, 60 mil TPO "Cool Roof", roof drains directly into storm sewer, white metal roof deck, perimeter clearstory windows and skylights

## Current Floorplan with Food Production Buildout



## Conceptual Floorplan with Food Buildout Removed

