

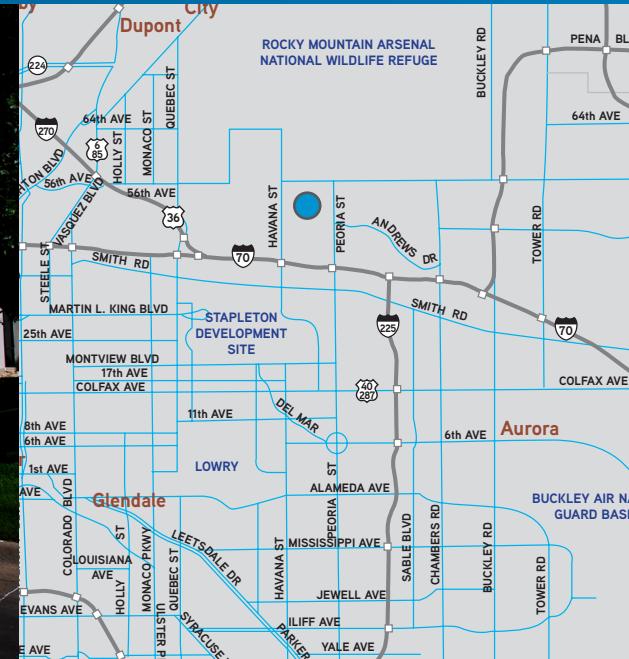
FOR LEASE > INDUSTRIAL SPACE



Midway II Distribution Center

11440 EAST 56TH AVENUE, UNIT 100, DENVER, CO

25,320 SQ. FT.



ESFR SPRINKLER SYSTEM

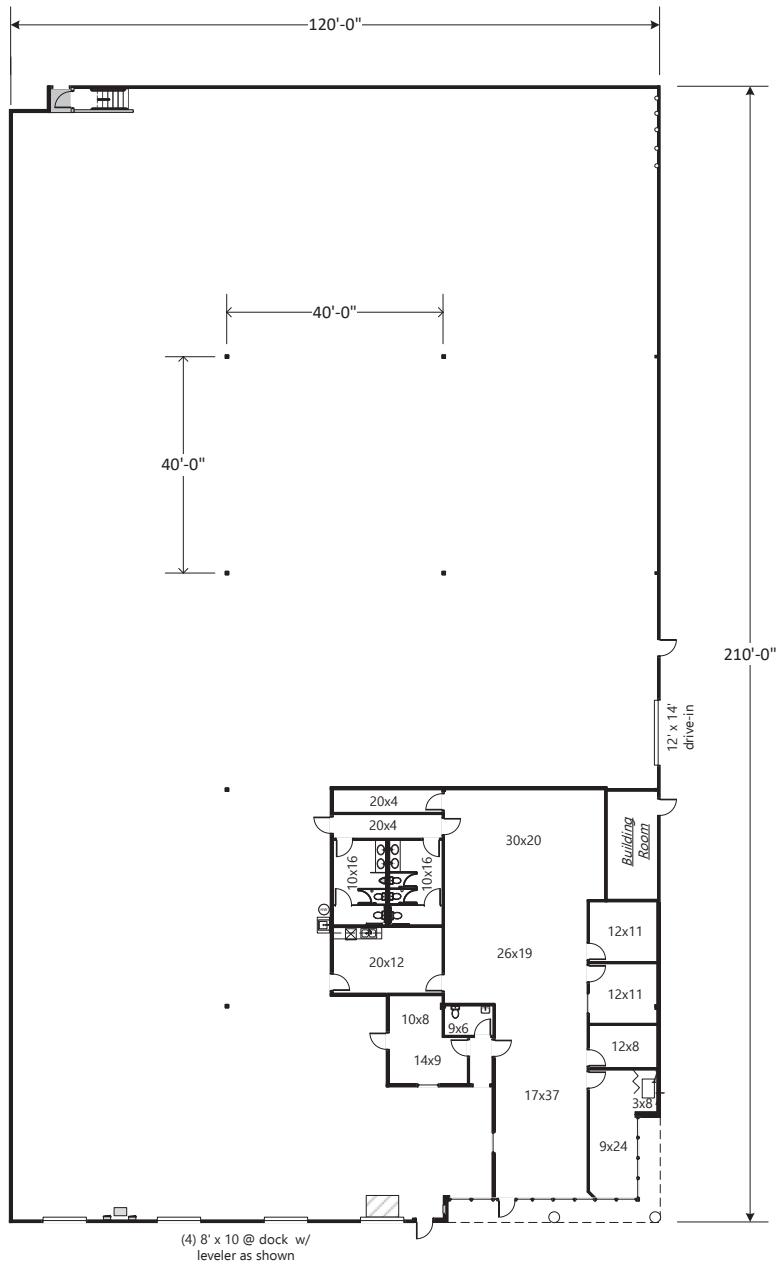
Building Amenities

- › 3,560 Sq. Ft. of Office
- › 40'-0" x 40'-0" Column Spacing
- › Four (4) Dock High Doors
- › Rail Spur (Union Pacific)
- › One (1) Drive-In Door
- › I-B, UO-2 Zoning
- › 24' Clear Height
- › Vacant & Available Immediately
- › ESFR Sprinkler System
- › For Lease at \$6.95/Sq. Ft. NNN
- › 277/480 Volt Power
- › \$3.26/Sq. Ft. Est. Operating Expenses

AGENT: THOMAS B. STAHL, SIOR
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11440 E. 56th Avenue, Unit 100 > Floor Plan



BROKERAGE
DISCLOSURE



NORTH

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