

# FOR LEASE

# 5065 Colorado Blvd. | 5095 Colorado Blvd

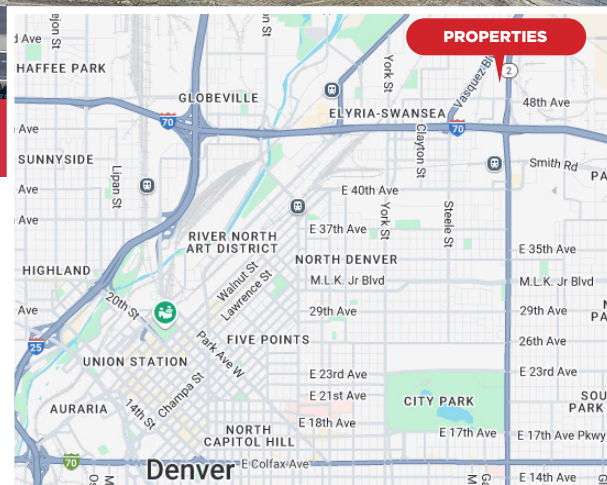
Denver, CO 80216



## Industrial Buildings For Lease - Denver

### Property Overview

- Prime location along Colorado Blvd with excellent visibility
- Easy access to public transportation for consumers and employees
- Close proximity to I-70, I-270, and major transit routes
- Both properties are metal truss barrel and clear span



### 5065

BUILDING AREA	25,005 SF
WAREHOUSE AREA	23,500 +/- SF
OFFICE AREA	1,505 +/- SF
LEASE RATE	\$5.00/SF NNN
NNN Est.	\$4.95/SF (Est.)
CEILING HEIGHT	14'
LOADING	Two (2) 12' Drive-in Doors Four (4) 12' Dock Doors
PARKING	Ample (Common Area)
ZONING	I-A

### 5095

BUILDING AREA	11,941 SF
WAREHOUSE AREA	10,441 +/- SF
OFFICE AREA	1,500 +/- SF
LEASE RATE	\$7.60/SF NNN
NNN Est.	\$4.95/SF (Est.)
CEILING HEIGHT	14'
LOADING	Two (2) 12' Dock Doors One (1) 14' Drive-in Door
PARKING	Ample (Common Area)
ZONING	I-A



**5065  
Colorado**





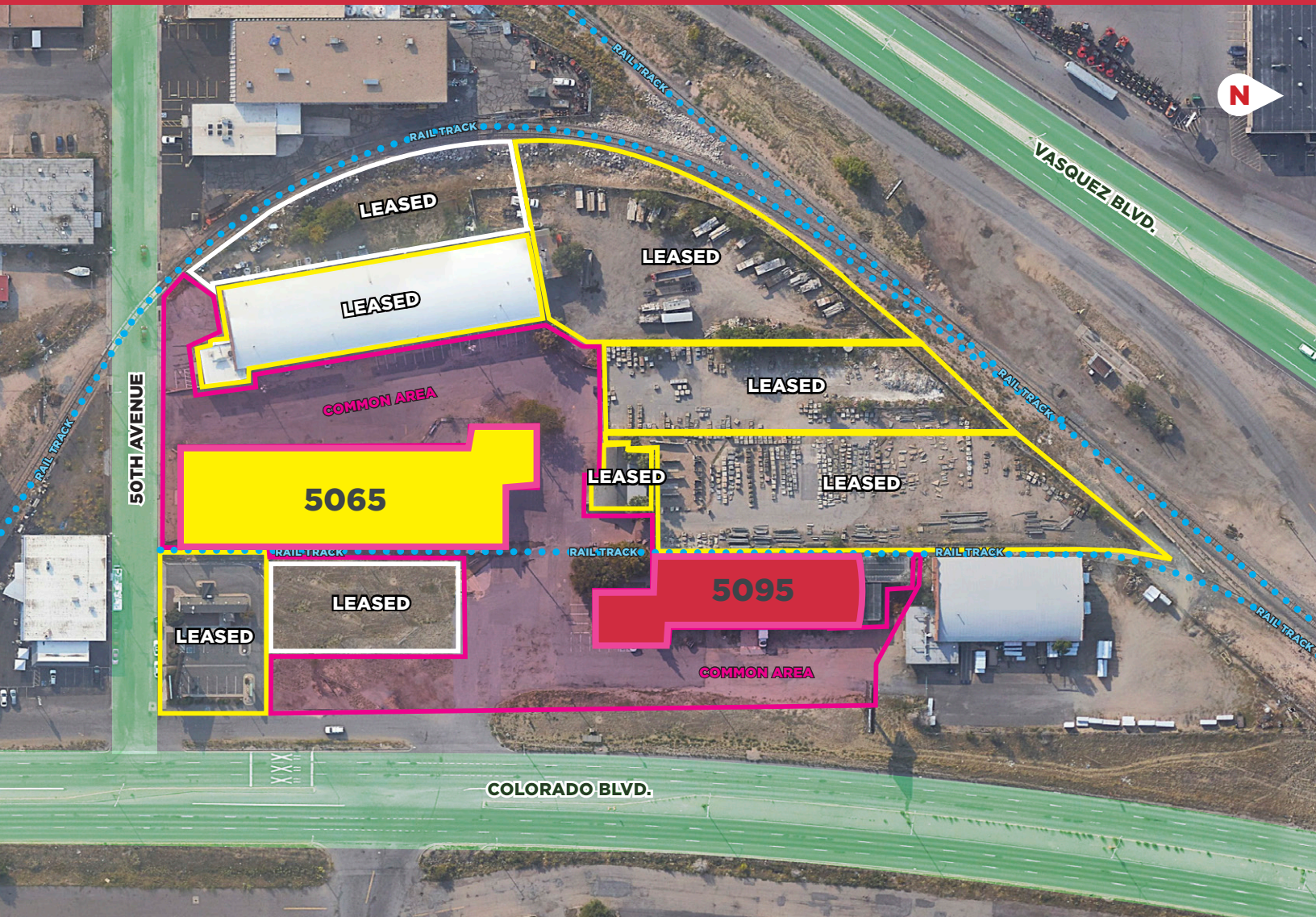
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