



# WAREHOUSE FOR LEASE

400 W 48th Ave #105 & #125

400 W 48th Ave | Denver, CO 80216



**Dock High And Drive In Loading Available**

## CONTACT:

### BRAD GILPIN

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)





## 400 W 48TH AVE

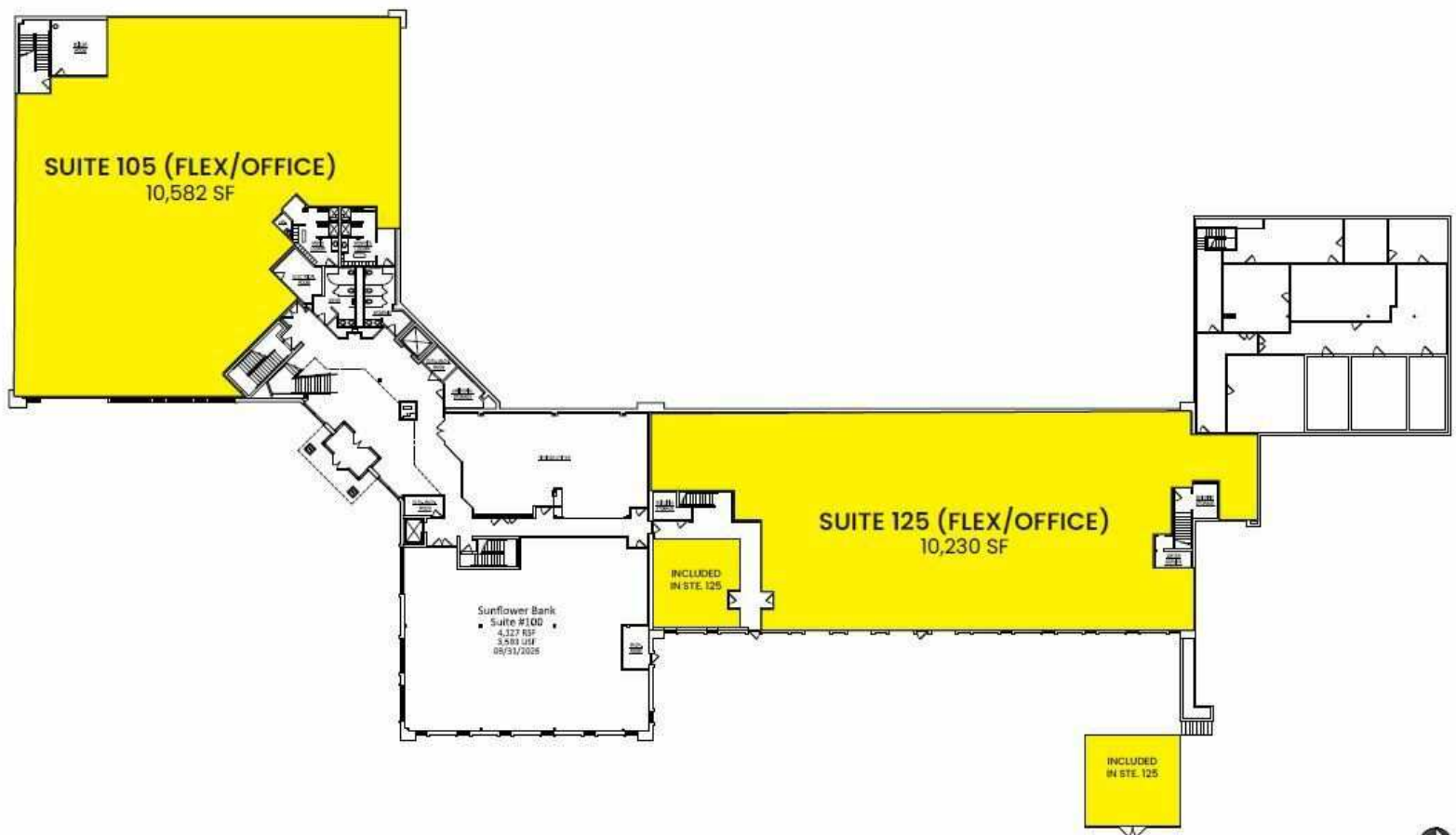
### OFFERING SUMMARY

<b>Suite #125:</b>	10,230 SF
<b>Suite #105:</b>	10,582 SF
<b>Lease Rate:</b>	\$15.88/SF FSG
<b>Building Size:</b>	98,454 SF
<b>Grade Level Doors:</b>	Yes
<b>Dock High Doors:</b>	Yes
<b>Year Built:</b>	1986
<b>Renovated:</b>	2022
<b>Sprinklers:</b>	YES
<b>Zoning:</b>	I-B

### PROPERTY HIGHLIGHTS

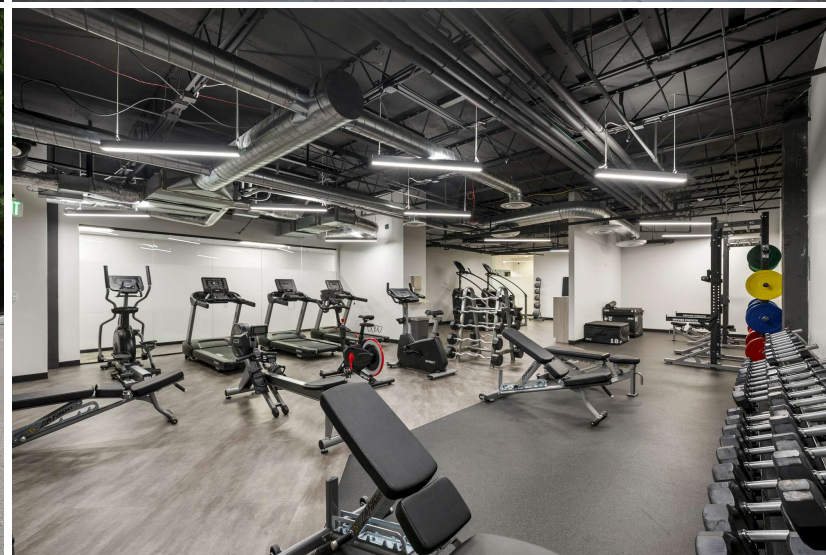
- Fully sprinklered warehouse space with dock-high loading and drive in loading available
- Great for flex, warehouse, assembly, religious meetings, event space and more!
- Mostly open floor plans available with 7'11" to 10' clear ceiling height
- Lease rate includes utilities
- Full modern workout facility on site with locker rooms and shower facilities
- Located at the NW corner of I-25 and I-70

## FIRST FLOOR



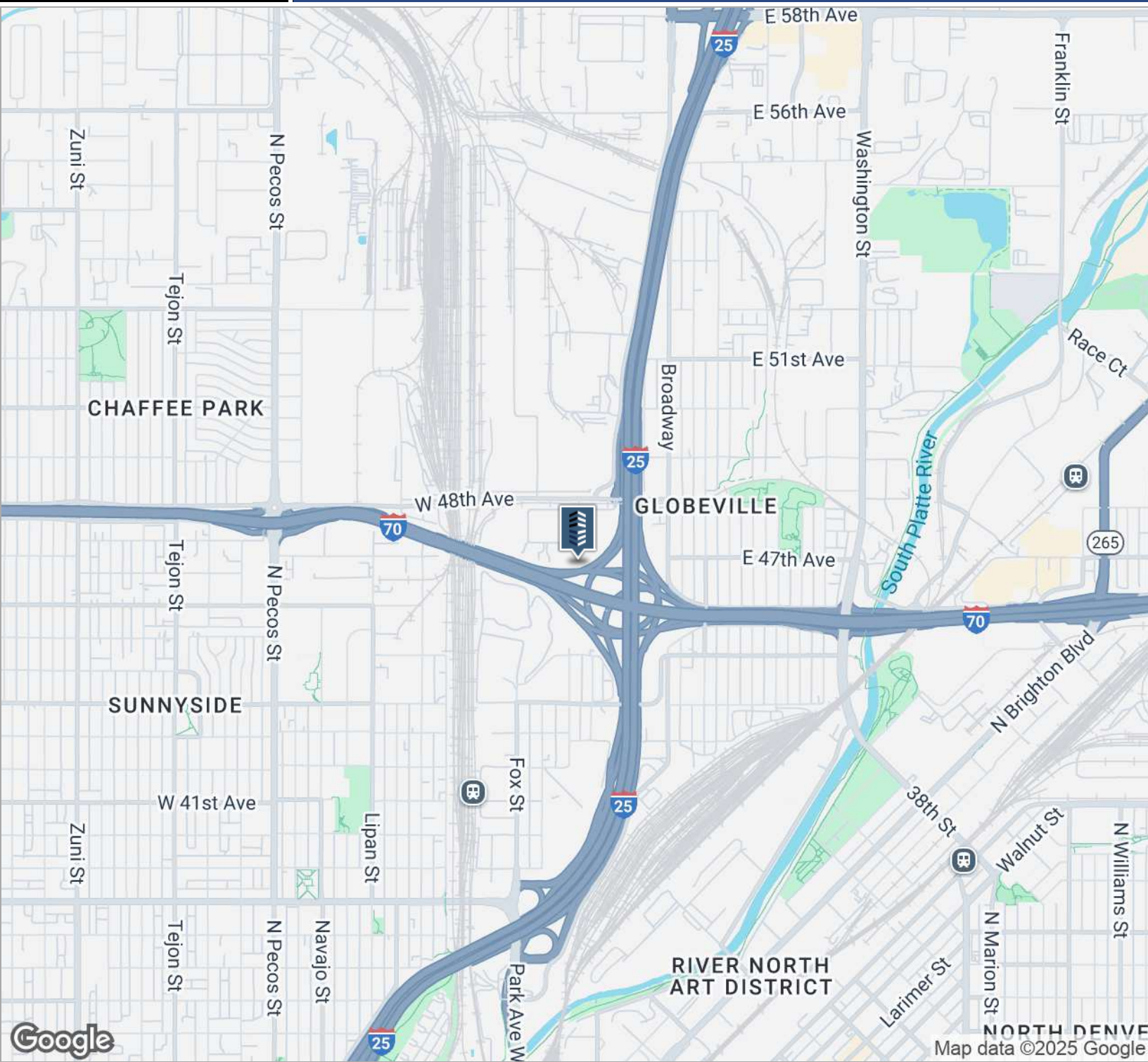


# GREAT FOR FLEX, EVENT SPACE, CHURCHES, WAREHOUSE AND MORE!





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