

# 5095

## Colorado Blvd.

Denver, CO 80216

FOR LEASE



### 11,941 SF Warehouse - For Lease

#### Property Highlights

- 11,941 SF warehouse available immediately**  
Ready for occupancy
- High-visibility frontage on Colorado Blvd**  
Strong exposure to thousands of daily drivers
- Quick connection to I-70, I-270 & key Denver transit corridors**  
Ideal for distribution or customer access
- Convenient public transit access**  
Easy commute for employees and visitors
- Clear span interior with metal truss barrel roof**  
Flexible, unobstructed layout for a variety of uses
- Property is also available for sale**  
Contact broker for additional information

**Lease Rate: \$7.60/SF NNN**

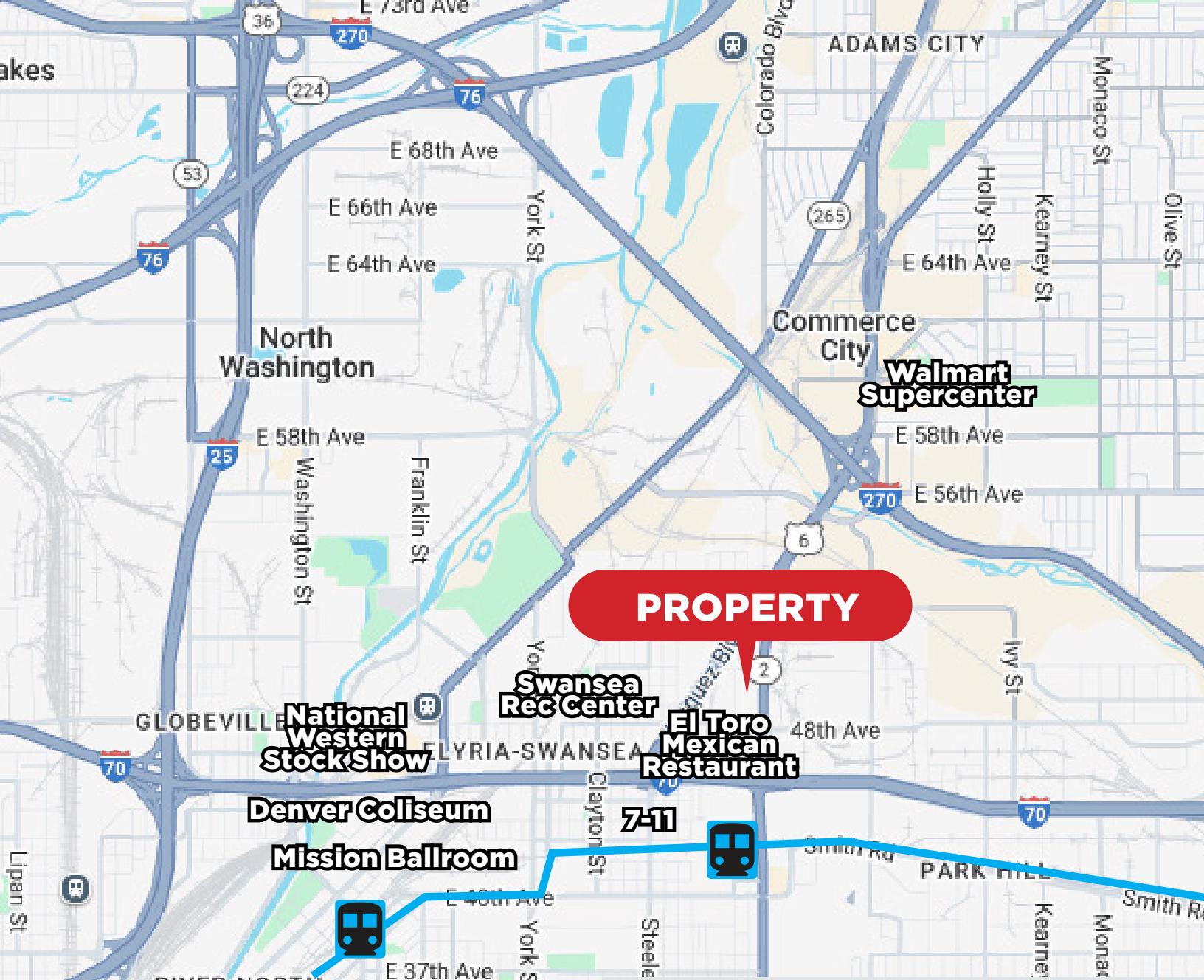


#### Property Facts

<b>AVAILABLE SF</b>	11,941 SF
<b>WAREHOUSE AREA</b>	10,441 +/- SF
<b>OFFICE AREA</b>	1,500 +/- SF
<b>NNN Estimate</b>	\$5.04/SF
<b>AVAILABILITY</b>	Immediate
<b>CLEAR HEIGHT</b>	12'
<b>LOADING</b>	Two (2) 10' Dock Doors One (1) 12' Drive-in Door
<b>PARKING</b>	Ample (Common Area)
<b>ZONING</b>	I-A
<b>POWER</b>	120/208 V 3-Phase 2,000 Amps

**5095  
Colorado**





## Demographics

**Shames Makovsky**

### Sandy Feld

303 829 5000

sfeld@shamesmakovsky.com

### Solomon Stark

303 565 3032

sstark@shamesmakovsky.com

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	1 MI	3 MI	5 MI
<b>Population</b>	3,125	74,941	357,786
<b>Median Age</b>	33.8	35.9	35.9
<b>Median Home Value</b>	\$325,000	\$506,158	\$592,516
<b>Average HH Income</b>	\$80,630	\$109,795	\$113,213
<b>Median HH Income</b>	\$56,285	\$81,165	\$85,122
<b>Daytime Employees</b>	6,126	75,008	329,492