

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

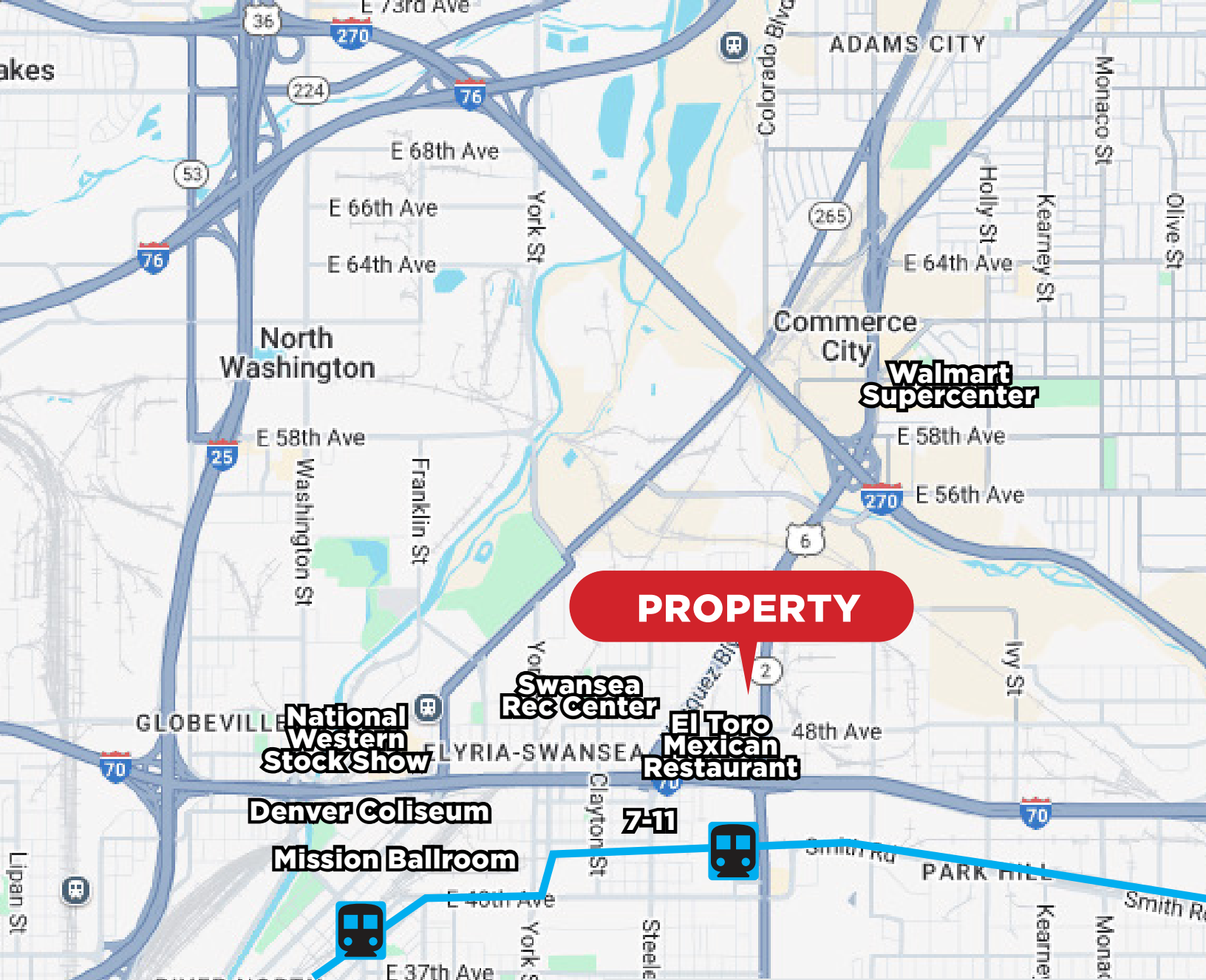


Property Facts

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

**5095
Colorado**





NAI Shames Makovsky

Sandy Feld

303 829 5000

sfeld@shamesmakovsky.com

Solomon Stark

303 565 3032

sstark@shamesmakovsky.com

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Demographics

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