







# 104TH COMMERCE PARK - BUILDING 1

11011 E. 104th Avenue, Suite 1300, Henderson, CO 80640



±28,000 – 56,556 SF INDUSTRIAL SPACE FOR SUBLEASE – I-76 CORRIDOR

## PROPERTY INFORMATION

-  Building 1 Size: 272,913 SF
-  Available Space: ±28,000 - 56,556 SF
-  Office: 3,025 SF
-  Clear Height: 32'
-  Sprinklers: ESFR
-  Loading: 18 DH | 1 DI
-  Column Spacing: 46'8" x 52'
-  Zoning: I-1
-  Auto Parking: 0.66 / 1,000
-  Sublease Term: Through 1/31/2029
-  Sublease Rate: Contact broker



## FOR MORE INFORMATION, PLEASE CONTACT:

### JOE KRAHN

Senior Director

+1 303 312 4231

[joe.krahn@cushwake.com](mailto:joe.krahn@cushwake.com)

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-191436-V1