

FOR LEASE > INDUSTRIAL SPACE



# Midway Distribution Center I

11475 E. 53RD AVENUE, UNIT 160, DENVER, COLORADO 80239

## 23,468 SQ. FT.



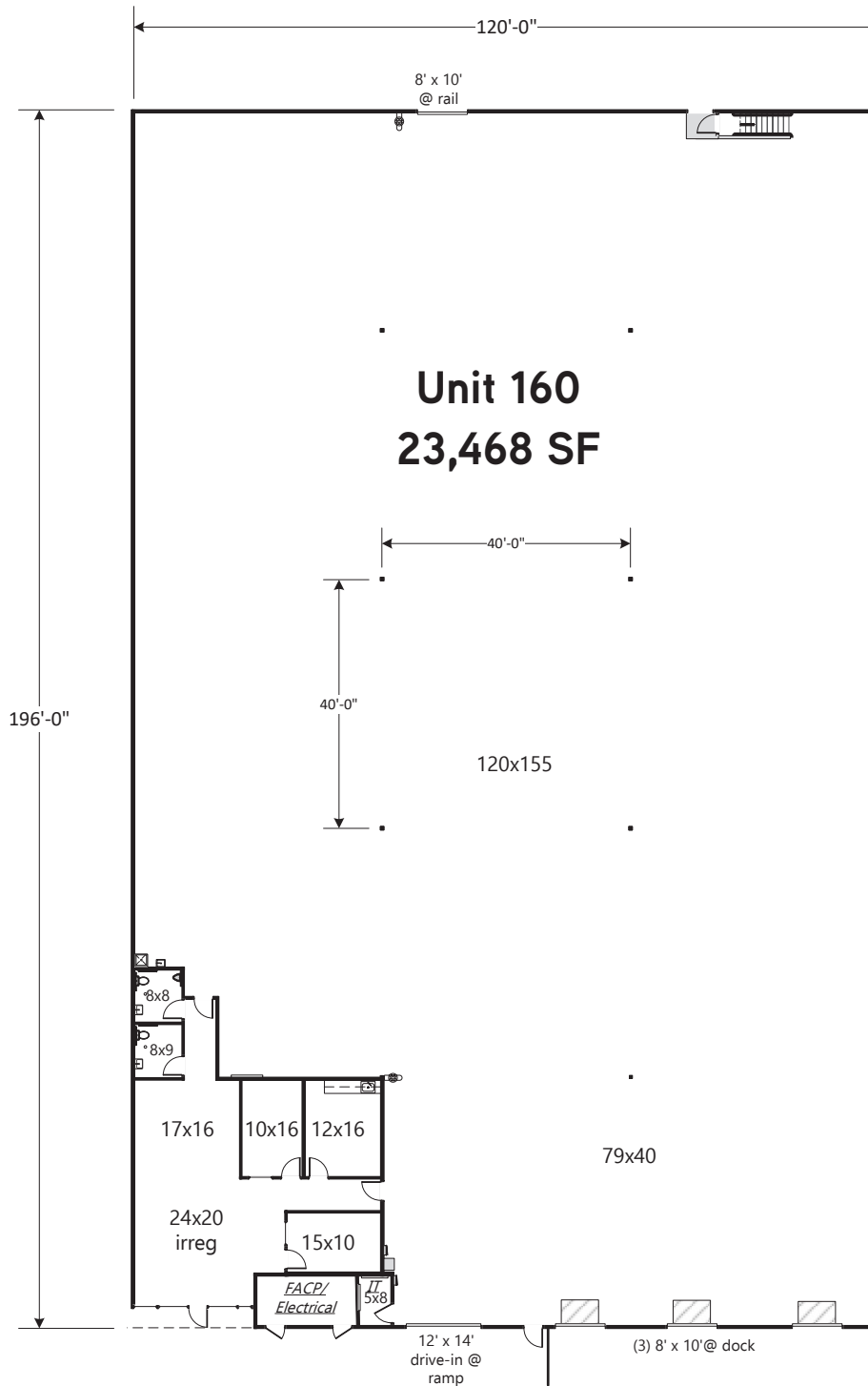
### Building Amenities

- > 1,589 Sq. Ft. of Office Space
- > Three (3) Dock High Doors
- > One (1) Drive-In Door
- > 22' Clear Height
- > ESFR Sprinkler System
- > 40' x 40' Column Spacing
- > 277/480 Volt Power
- > Rail Spur (Union Pacific)
- > Ample Parking & Truck Maneuvering Room
- > Front Park/Front Load Design
- > I-B, UO-2 Zoning
- > Easy Access to Peña Blvd. & I-70
- > 13 Miles to DIA & 12 Miles to Downtown Denver
- > Available April 1, 2025
- > For Lease at \$8.50/SF NNN
- > \$3.70/Sq. Ft. Est. Operating Expenses

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DISCLOSURE



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