

**3434 E 43rd AVE
DENVER, CO 80216**



ABOUT 3434 E 43rd

- Ideal for mid-size industrial operations
- Easy access to major roadways
- Four independent structures
- Office, operation, and storage functionality

PROPERTY FACTS

	Building(s)
Availability	1 - 2 - 3 - 4
Total SQFT	15,050
Lot Size	40,237
Zoning	I-A

FOR MORE INFORMATION

GRANT RICE

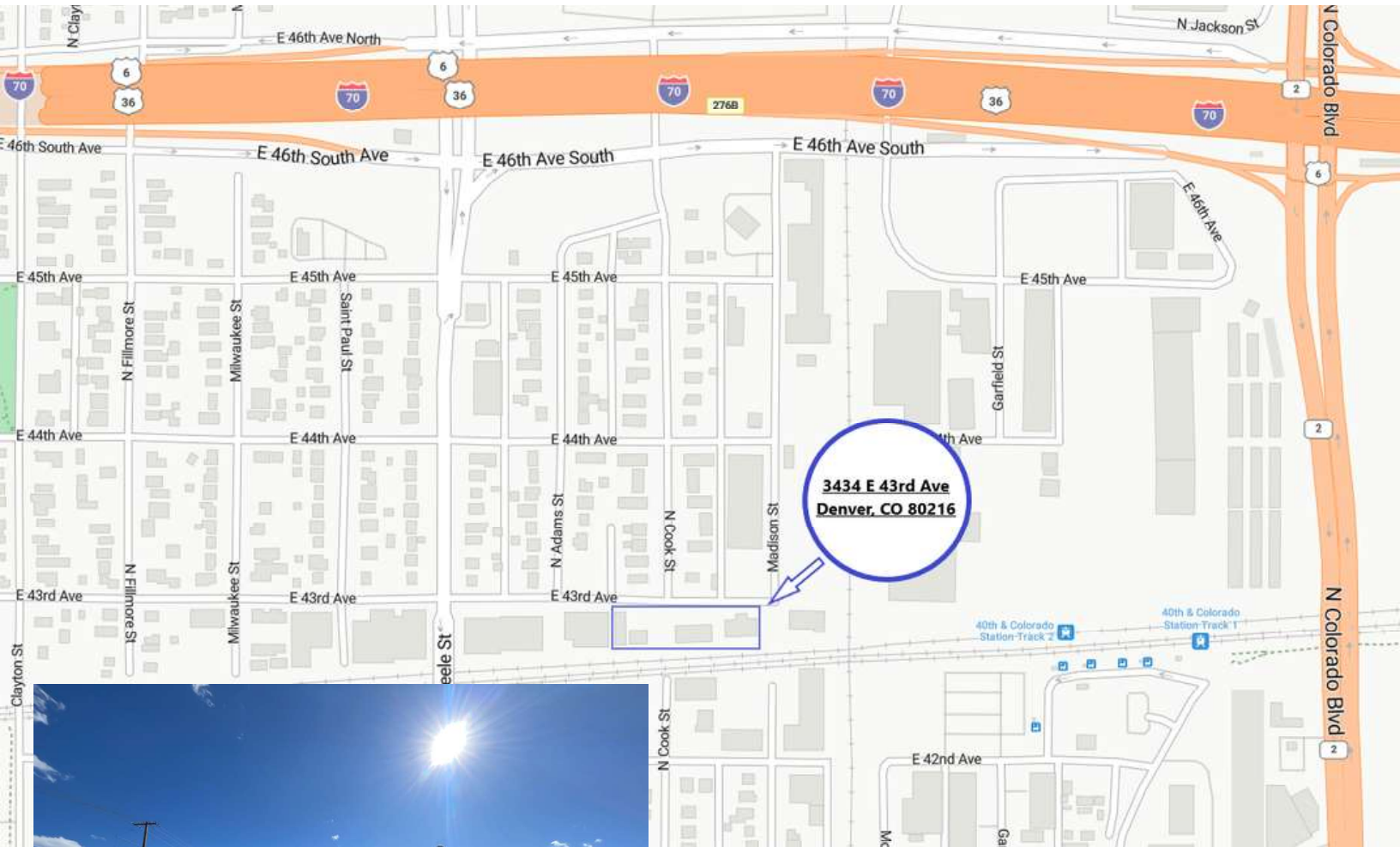
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These four buildings are conveniently located in the Elyria Swansea neighborhood of Denver near the Colorado Boulevard Light Rail Station, with easy access to I-70, 270 and Colorado Boulevard. The 40,237 square feet of gated lot space along with 15,050 square feet of warehouse make this property ideal for a variety of industrail operations and storage uses.



Base Rent: All 4 Buildings: \$8.50/SF
Only 2 Buildings: \$10.50/SF
Only 1 Building: \$12.50/SF

NNN: \$5.09/SF





BUILDING 1	5,300 SQFT	OPERATIONS/OFFICE
BUILDING 2	5,000 SQFT	OPERATIONS/OFFICE
BUILDING 3	2,000 SQFT	STORAGE
BUILDING 4	2,850 SQFT	STORAGE

