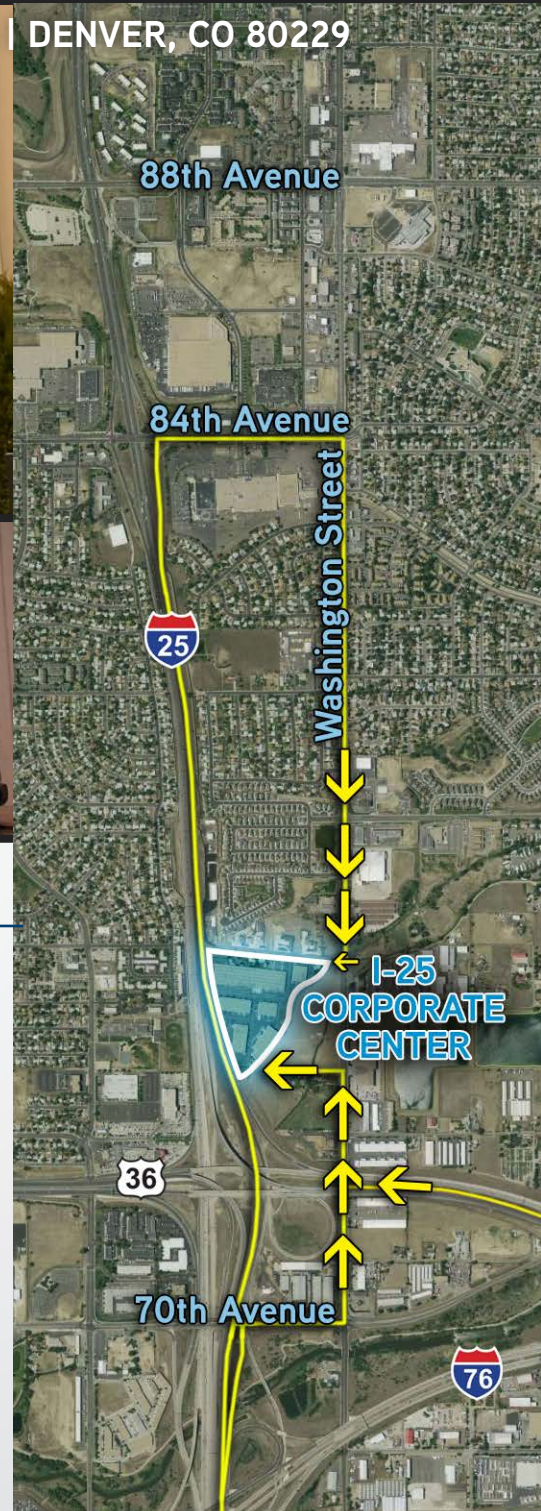


INDUSTRIAL SPACE
FOR LEASE

I-25 Corporate Center

460 EAST 76TH AVENUE, BUILDING 4 | DENVER, CO 80229



Building Information

- > Size: Unit C - 19,503 SF
- > Loading: Three (3) Dock High
One (1) Drive-In (14' x 16')
- > Clear Height: 18'
- > Access: I-25, Boulder Turnpike and US-270
- > Rate: \$10.25/SF NNN
- > 2024 Expenses: \$3.63/SF
- > Electrical: 800 Amps, 120/208V, 3-Phase
- > Zoning: I-2, Unincorporated Adams County (Enterprise Zone)
- > Sprinkler: Yes (General Duty)
- > Available Date: December 1, 2024

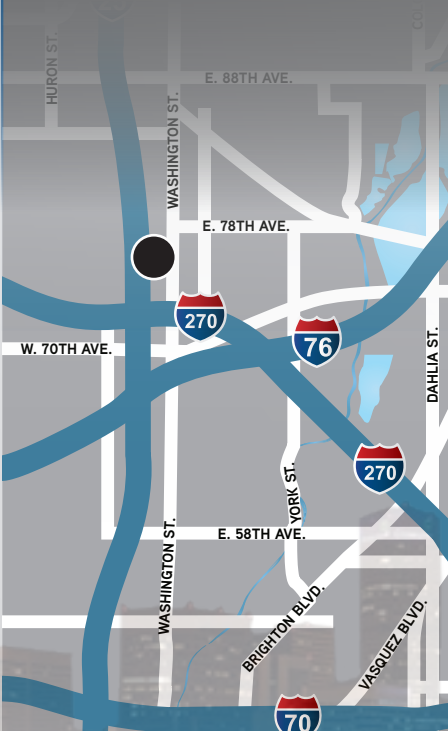
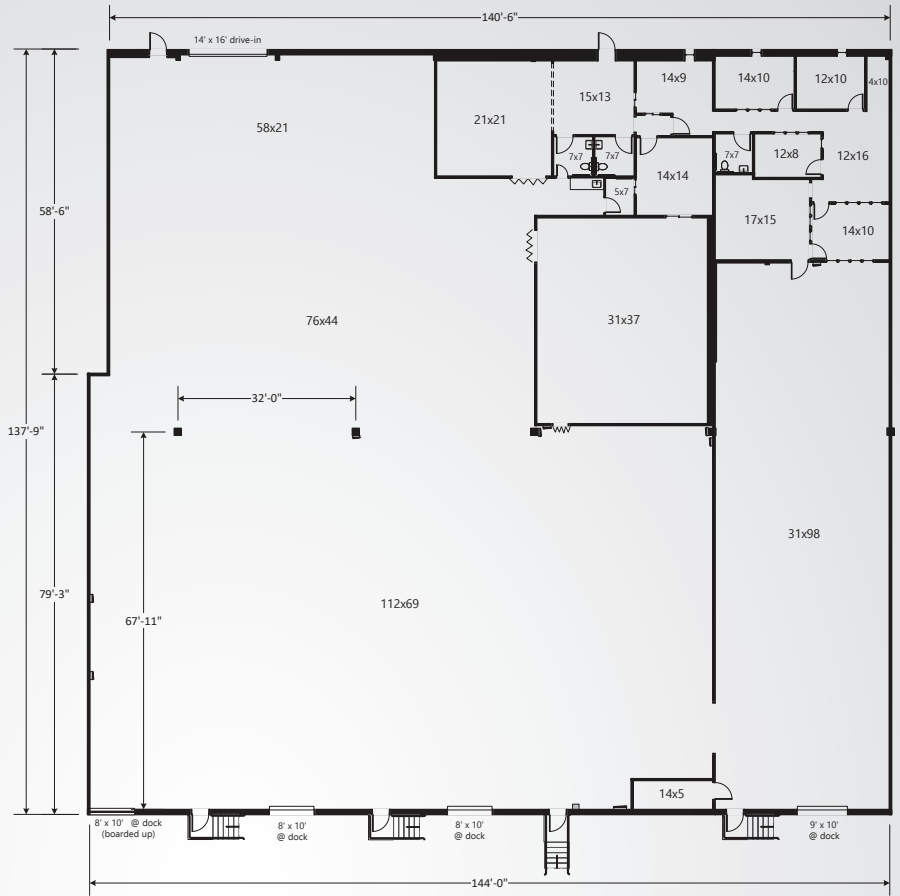
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SITE PLAN

