



FOR LEASE

## Warehouse/Distribution Building

5200 Smith Road | Denver, CO 80216



**Oversized Ramped Drive In Loading With  
Dock-High Potential\***

### CONTACT:

**BRAD GILPIN**

SENIOR VICE PRESIDENT

303.512.1196

[bgilpin@uniqueprop.com](mailto:bgilpin@uniqueprop.com)

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

[WWW.UNIQUEPROP.COM](http://WWW.UNIQUEPROP.COM)





## 5200 SMITH ROAD

### OFFERING SUMMARY

**Suite #100:** 21,250 SF

**Lease Rate:** \$7.50 per SF NNN

**NNN's:** \$3.50 per SF

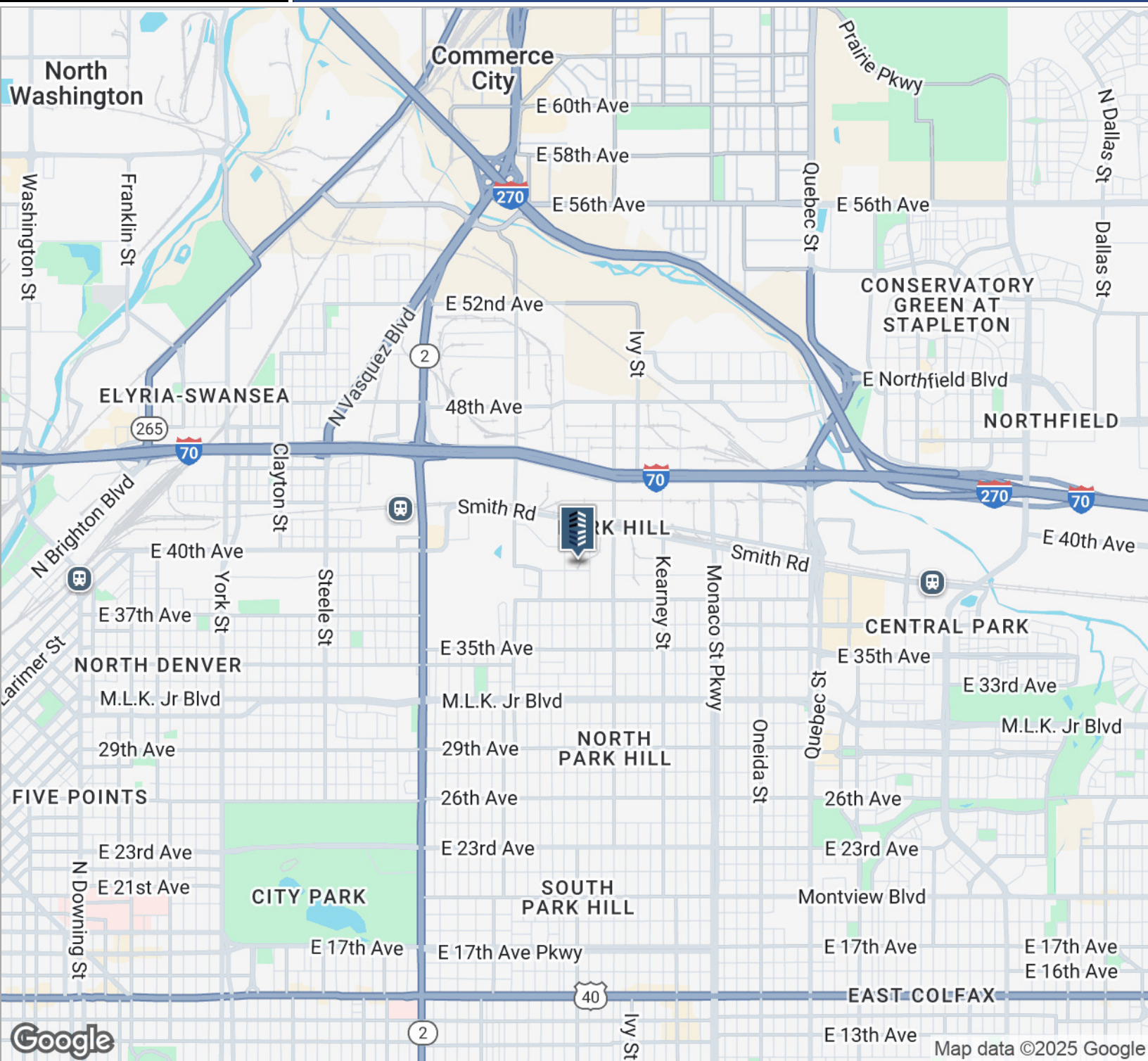
**Ceiling Height:** 15'-18' clear

**Year Built:** 1964

**Zoning:** I-A

### PROPERTY HIGHLIGHTS

- Suite #100 - 21,250 SF
- Oversized ramped drive in door with potential dock high loading
- Open warehouse with two ADA restrooms.
- \*marijuana related uses considered also
- 15,000 SF storage yard also available for an additional \$4,000/mth



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