

11400 E 51ST AVENUE

DENVER, COLORADO 80239

FOR SALE OR LEASE
72,625 SF BUILDING
INDUSTRIAL WAREHOUSE

CURRENTLY DEMISED INTO 2 UNITS



CALL BROKERS FOR DETAILS

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BUILDING ATTRIBUTES

TOTAL SF	72,625 SF
OFFICE SF	5,888 SF
ACRES	3.04 AC
CONSTRUCTION	Masonry
ELECTRICAL	To be verified by an electrician
COLUMN SPACING	39' x 24' (Typical)
LOADING	8 Exterior docks (8' x 10') 5 Levelers
ZONING	I-B, UO-2 (Denver)
CLEAR HEIGHT	±22'
YEAR BUILT	1974
SPRINKLERS	Yes, ordinary hazard
RAIL	Yes, 3 rail doors
TAXES	\$188,699 (Total NNNs \$3.45/SF)
CITY/COUNTY	Denver/Denver
SALE PRICE/LEASE RATE	Call Brokers for Details

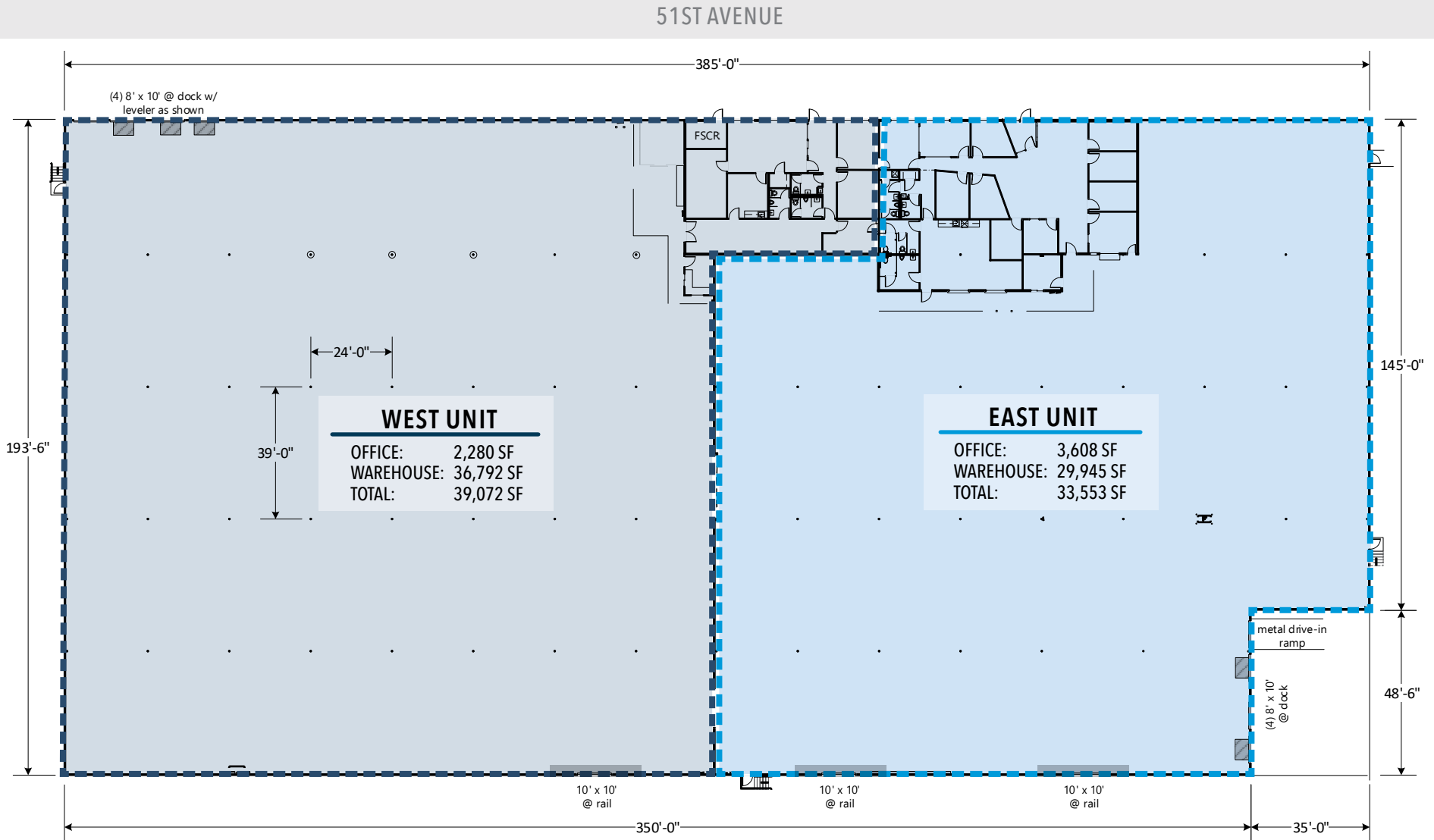


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FLOOR PLAN



MONROE STREET

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WAREHOUSE INTERIOR



BREAK/KITCHEN AREA



NORTH LOADING



EAST LOADING

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LOCATION FEATURES

- Easy access to I-70 & I-225
- Denver Enterprise Zone
- Proximity to I-270 and I-76
- 15 Miles to Denver International Airport
- 12 Miles to downtown Denver
- Near major hotels, restaurants, and other services

CALL BROKERS FOR DETAILS

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES