



**CENTRAL
PARK
FOUNDRY**

5,000 SF -
150,000 SF
FOR LEASE

8000 E 40TH
AVE, DENVER
CO 80207

INDUSTRIAL
FLEX R&D
CREATIVE USES





IDEAL FOR THE INNOVATIVE, CRAFTED FOR CREATORS



**ADVANCED
MANUFACTURING**



**ECOMMERCE &
DISTRIBUTION**



**RESEARCH &
DEVELOPMENT**



ENGINEERING



AEROSPACE



CLEANTECH



LIFE SCIENCE



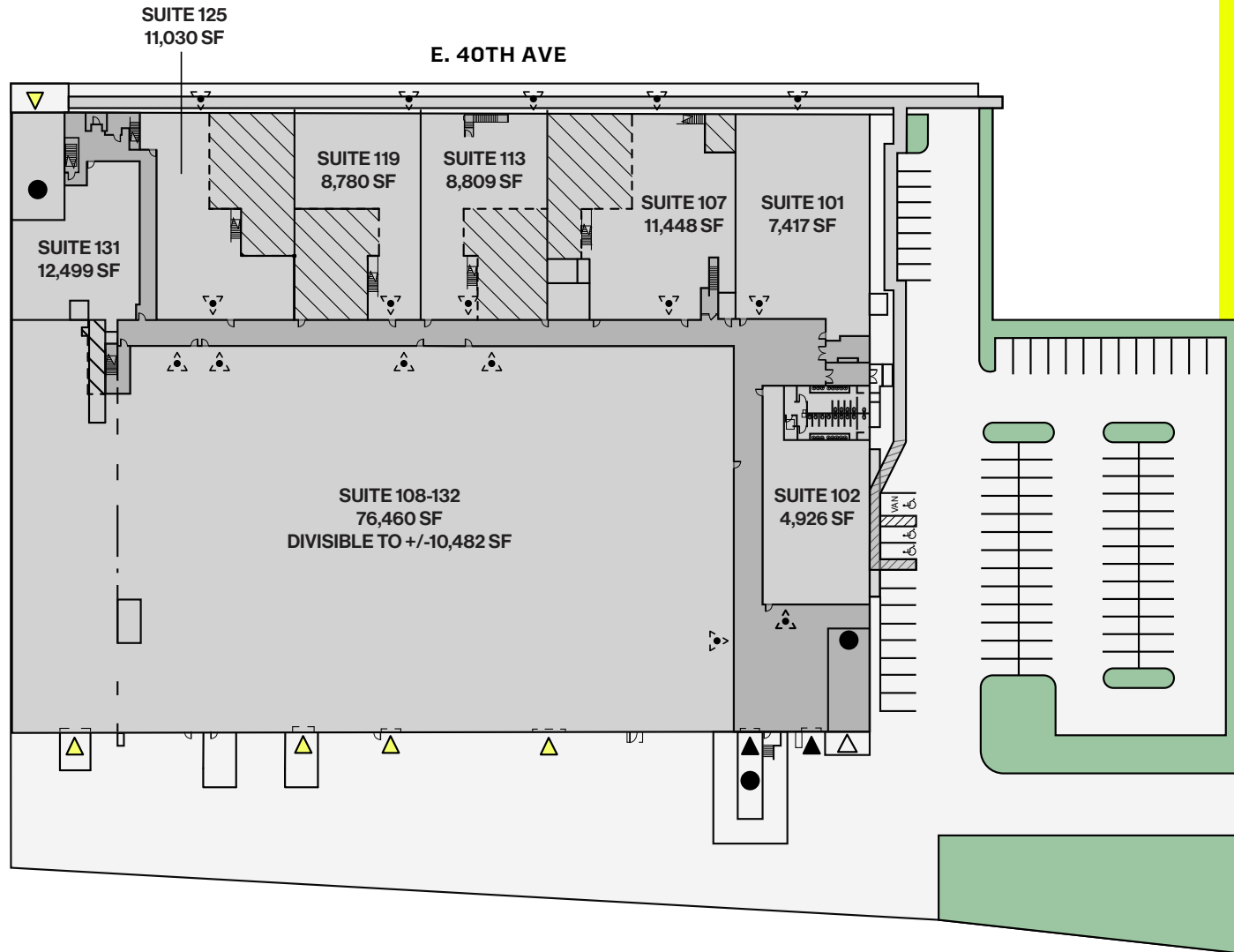
**LIGHT
MANUFACTURING**

PROPERTY HIGHLIGHTS

- Flexible suite sizes starting at 4,926 SF
- 5,000 AMPS delivered with ability to add more power
- Dedicated parking lots, 1.2 per 1,000 SF parking ratio
- Loading docks and drive-in doors
- Up to 22' clear height
- Modern restrooms and bike parking
- Climate controlled
- Brick, timber and historic elements
- 28,000 SF of rentable basement storage



PROPERTY OVERVIEW

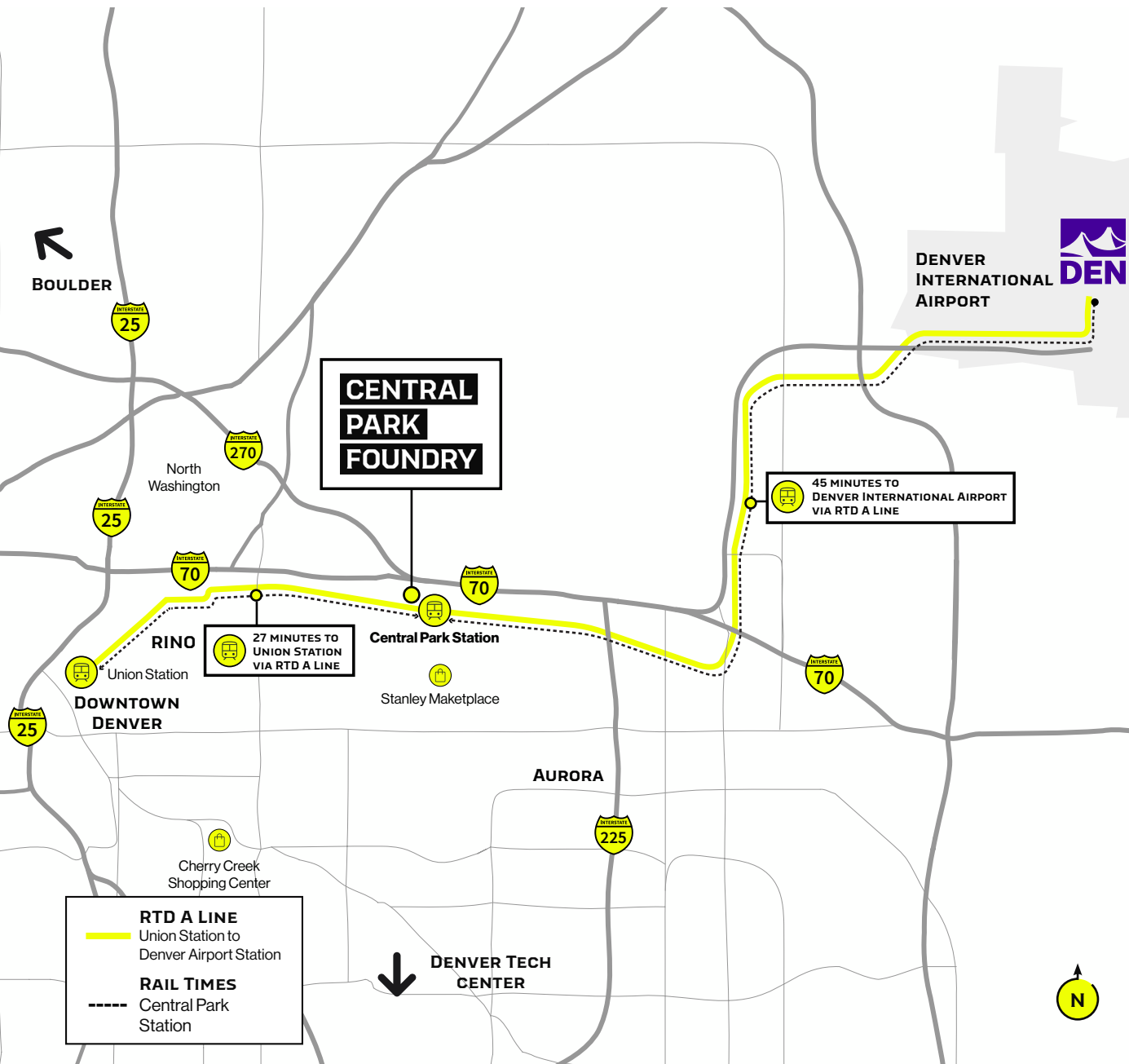


- Flexible sizing options ranging from 4,926 SF – 76,460 SF
- Suites can be combined to meet exact square footage needs
- Total building size: 170,344 SF (including basement storage)
- Freight elevator
- Shared loading docks
- Brand new mezzanines
- 2 adjacent parking lots



SUPERIOR CONNECTIVITY

Centrally located with immediate access to I-70 and I-270 (to Boulder)



DRIVE TIMES



20
MINUTES

to Denver International
Airport

20
MINUTES

to Downtown Denver

20
MINUTES

to Denver Tech Center

35
MINUTES

to Boulder

12
MINUTES

to RiNo

20
MINUTES

to Cherry Creek
Shopping Center

10
MINUTES

to Stanley
Marketplace

40
MINUTES

to University
of Colorado
Boulder

15
MINUTES

to MSU Denver
and CU Denver

25
MINUTES

to University
of Denver



FOR MORE INFORMATION, PLEASE CONTACT:

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