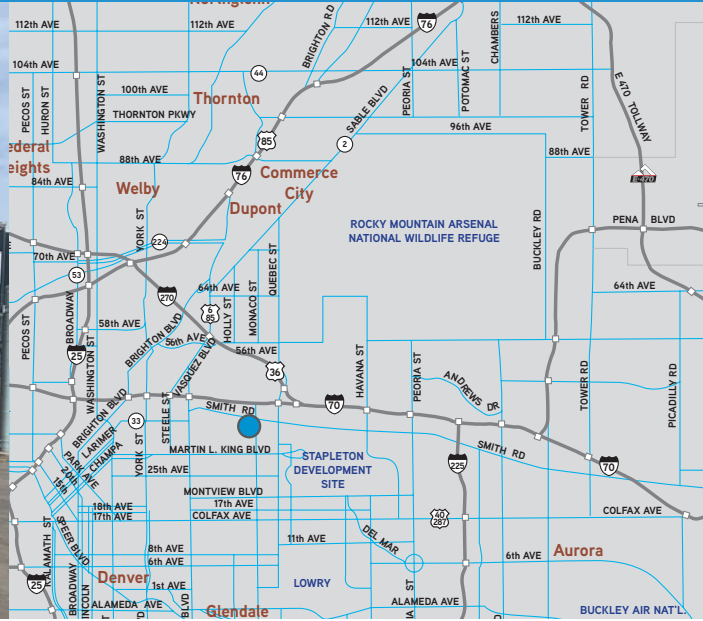


# 6363 East 38th Avenue

Denver, CO 80207

FOR SUBLEASE > INDUSTRIAL SPACE

24,990 SQ. FT.



## Building Amenities

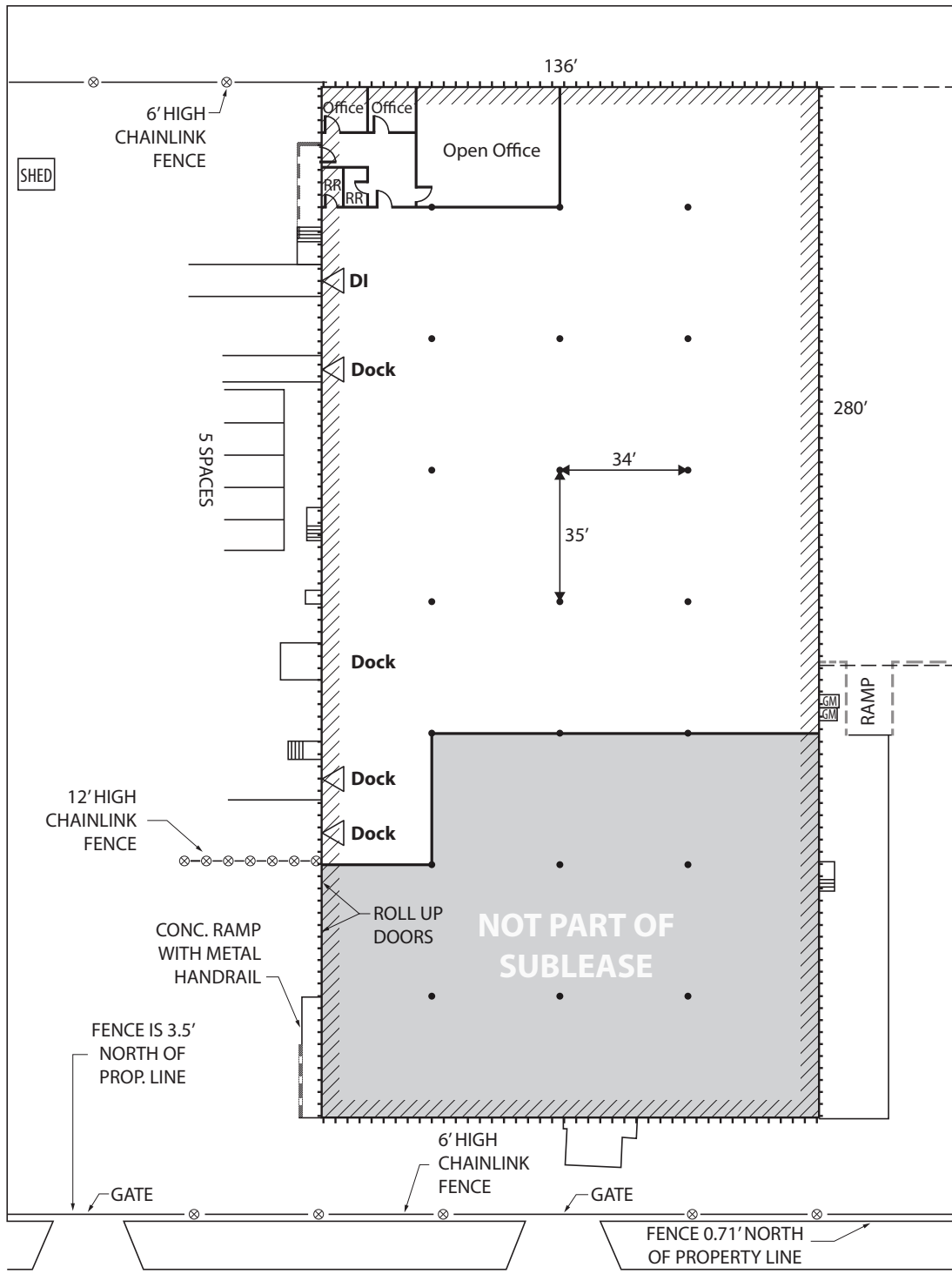
- > 2,000 Sq. Ft. of Office
- > One (1) 10'x10' Drive-In Door
- > Four (4) Dock Doors
- > 20' Clear Height
- > ESFR Sprinkler System
- > Just off Monaco St. and I-70 with excellent access to I-225, I-270 & I-25
- > 800 Amps, 277/480 Volt Power
- > I-0 Zoning
- > Lease Rate: \$7.50/Sq. Ft. NNN
- > \$3.57/Sq. Ft. Est. Operating Expenses
- > Sublease through April 30, 2028



COLLIERS  
4643 S. Ulster St., Suite 1000  
Denver, CO 80237  
colliers.com/denver

DAVID HAZLETT  
303 745 5800 | MAIN  
303 283 4573 | DIR  
david.hazlett@colliers.com

## > Floor Plan



BROKERAGE DISCLOSURE



**COLLIERS**  
4643 S. Ulster St., Suite 1000  
Denver, CO 80237  
colliers.com/denver

DAVID HAZLETT  
303 745 5800 | MAIN  
303 283 4573 | DIR  
david.hazlett@colliers.com