

6800

E 96TH AVE

HENDERSON, CO 80640

INDUSTRIAL LAND • LEASE RATE
\$4,000/AC/MONTH NNN



UP TO 9 ACRES
OF OUTDOOR STORAGE



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 **UNIQUE**
PROPERTIES

TCN
REAL ESTATE SERVICES

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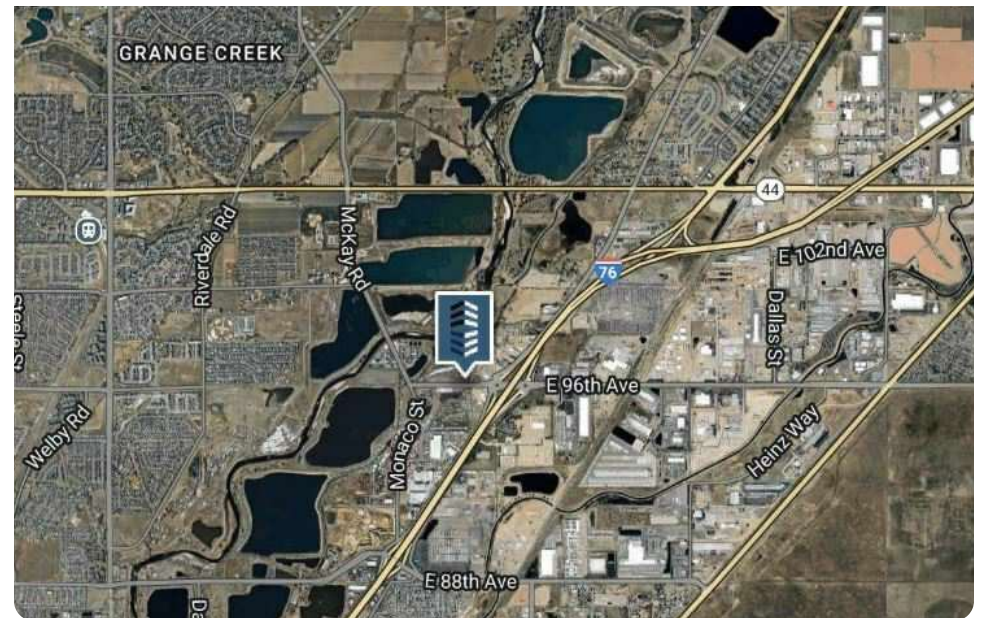
PROPERTY HIGHLIGHTS

| | |
|----------------------------|-------------------------------------------|
| Address | 6800 E 96th Avenue Henderson, CO 80640 |
| Lease Rate | \$4,000/Acre/Month + NNN |
| NNN Expenses | \$50.00/ Acre/ Month |
| Lot A Size | 3 Acres |
| Lot B Size | 3 Acres |
| Lot C Size | 3 Acres |
| Combined Acreage Available | 9 Acres Total |
| Zoning | I-2 |

PROPERTY DESCRIPTION

A total of 9 Acres of industrial land available for lease in Henderson. Great opportunity for a long term lease. The property is located just off of I-76 with direct access via E. 96th Avenue and I-76 Frontage Road. It is only a short drive to both Downtown Denver and Denver International Airport. The site benefits immensely from its accessibility and also its visibility with over 14,000 VPD on 96th Avenue and 50,000 VPD on I-76.

- Industrial zoning allows for outside storage
- Well graded
- Entire Nineteen (19) Acre parcel is fully fenced with recycled asphalt base
- Lot immediately accessible from I-76 and the I 76 Frontage Road (Brighton Road)



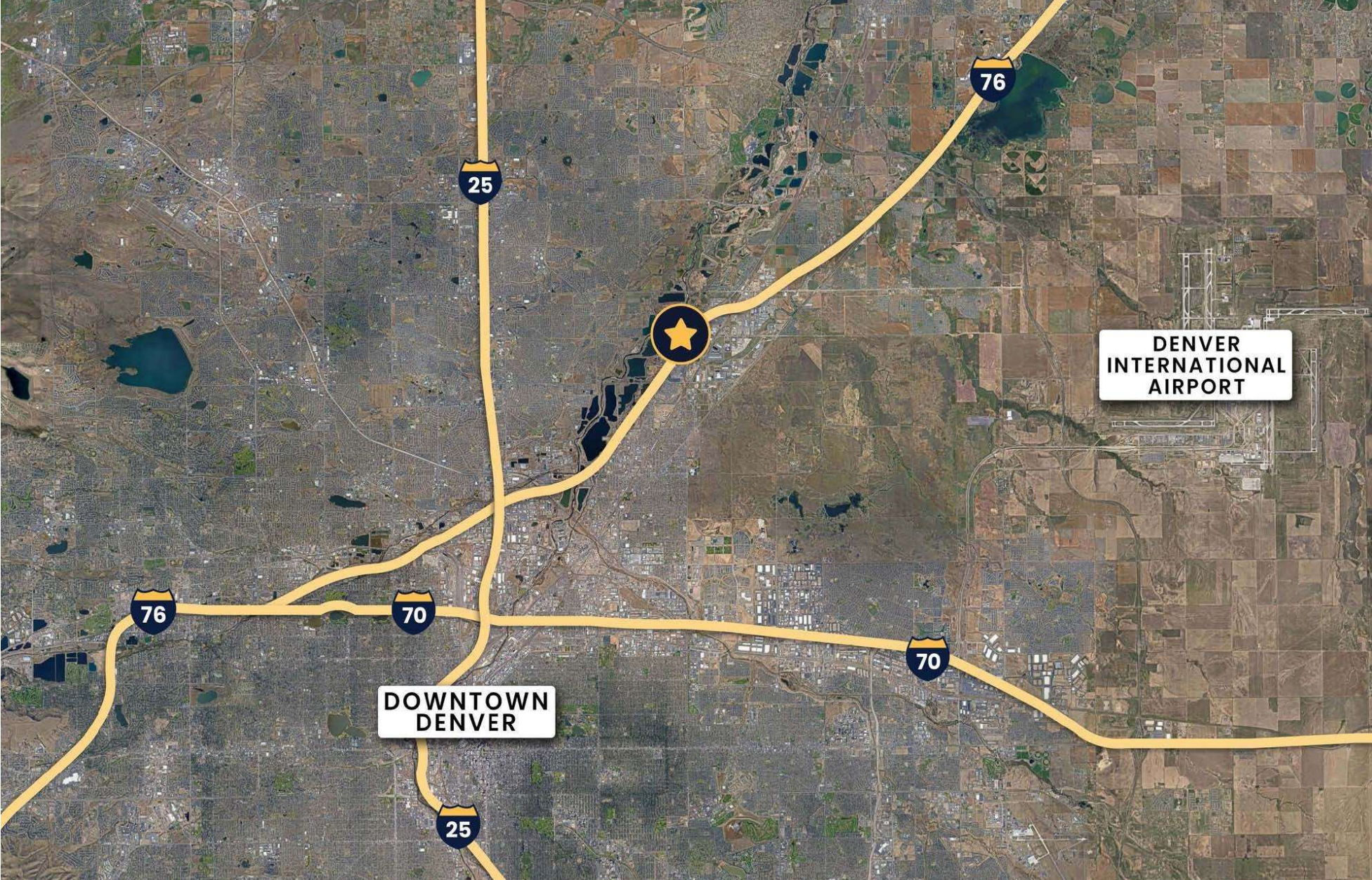
SITE LAYOUT



SITE AVAILABILITY



REGIONAL MAP





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