



Enterprise Business Center

AVAILABLE
127,282 SF - BLDG. 4
DISTRIBUTION / WAREHOUSE



9690 E. 40TH AVENUE, DENVER, CO 80238

Enterprise Business Center is a Class A industrial project in a premier Denver infill location. This 7-building 1,950,000 SF development is located in Denver's most successful master-planned mixed-use development.

AVAILABLE SPACE

Available Size:	127,282 SF
Building Size:	231,378 SF
Office:	2,530 SF
Dock Doors:	14 (9' x 10') 5 with levelers, lights and seals
Drive-In Doors:	1 (12' x 14')
Power:	277/480 V, up to 2,400 amps
Auto Parking:	52 spaces
Trailer Parking:	26 spaces
Clear Height:	32' minimum at first column
Sprinkler:	ESFR with fire pump
Truck Court:	130' with 60' concrete apron
Column Spacing:	52' x 50' (60' speed bay)
Est. Expenses:	\$5.48/SF
Lease Rate:	To Quote

SITE HIGHLIGHTS

SPACE FEATURES

- Endcap unit, cross dock configuration, covered van-height dock platform, wire guidance systems in warehouse floor, and heavy power

LOCATION

- Exceptional central Denver location and only 15 minutes from Downtown Denver & Denver International Airport (DEN)

ACCESS

- Immediate access to I-70 via Havana Street and Central Park Boulevard, as well as close proximity to I-270, I-225 and I-25

ZONING

- M-IMX-5 allows warehousing and manufacturing uses

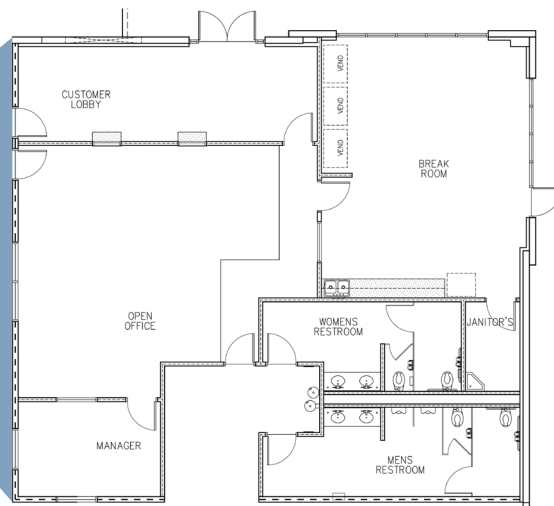
HIGHLIGHTS / SITE BENEFITS

- Immediate access to 2.6 million SF of retail space and amenities, over 7,600 modern residential units for all ranges of employee housing and over 900 acres of parks and open space

To E. 40th Avenue



Office Floor Plan - 2,530 SF



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