



## PAVED/FENCED YARD

### OFFERING SUMMARY

<b>Building Size</b>	23,089 SF
<b>Lot Size</b>	2.4 Acres
<b>Fenced/Paved Yard Area</b>	.66 Acres
<b>Suite 5590A</b>	<b>9,334 SF</b>
<b>Suite 5590B</b>	<b>13,755 SF</b>
<b>Lease Rate</b>	\$10.75 SF/yr (NNN)
<b>Taxes/Insurance/OPX</b>	\$6.99/SF
<b>Grade Level Doors</b>	4
<b>Ceiling Height</b>	18.0 FT
<b>Heavy Power</b>	1375 Amps/3 PH (TBD by electrician)
<b>Year Built</b>	1980
<b>Zoning</b>	I-B, UO-2
<b>Traffic Counts</b>	
<b>E. 56th @ Havana</b>	19,944 VPD
<b>Havana @ E. 56th</b>	6,758 VPD

### PROPERTY OVERVIEW

The total building area is 23,089 sf with approximately 50% office and 50% warehouse. The building can be divided into two suites with separate entry areas. The office area has multiple private offices and open office areas currently configured. The building has a break area, large and small conference rooms, an electronics lab, and a process lab. Each of two warehouse areas are 18ft clear with two 12' x 14' drive in doors for each warehouse space. The north warehouse and south warehouse are cooled with large swamp coolers. The building has a fire sprinkler system. A .66 acre paved/fenced yard is available with three warehouse doors located within the fenced yard and one warehouse door located outside the fenced yard. Minimum 3-5 year lease term.

### LOCATION OVERVIEW

The building is located in the Denver Business Center Industrial Park at the corner of 56th Avenue and Havana Street, four and six lane arteries.

## CONTACT:

### JERRY KEMPF

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UNIQUE PROPERTIES, INC.

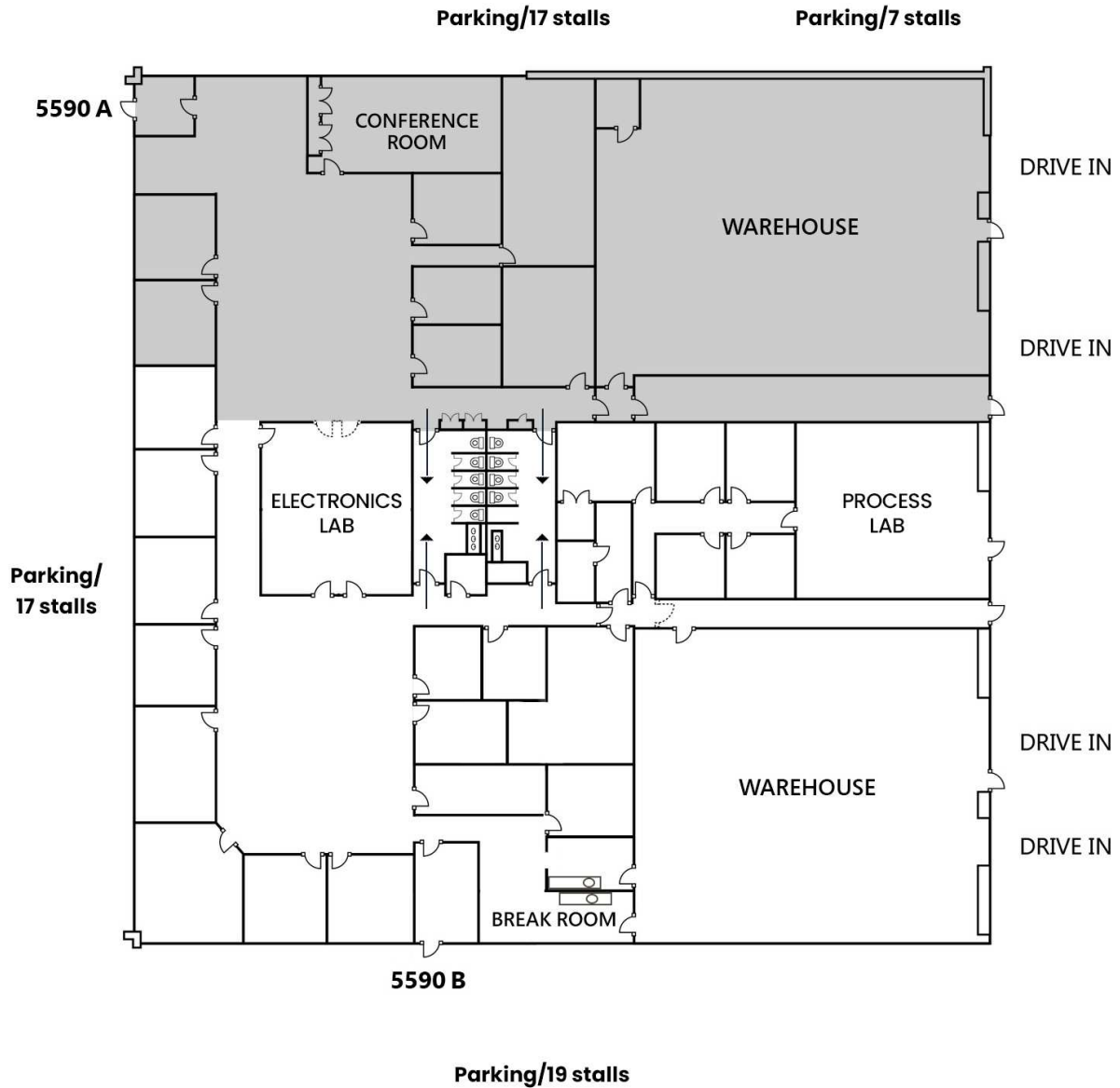
400 S. BROADWAY

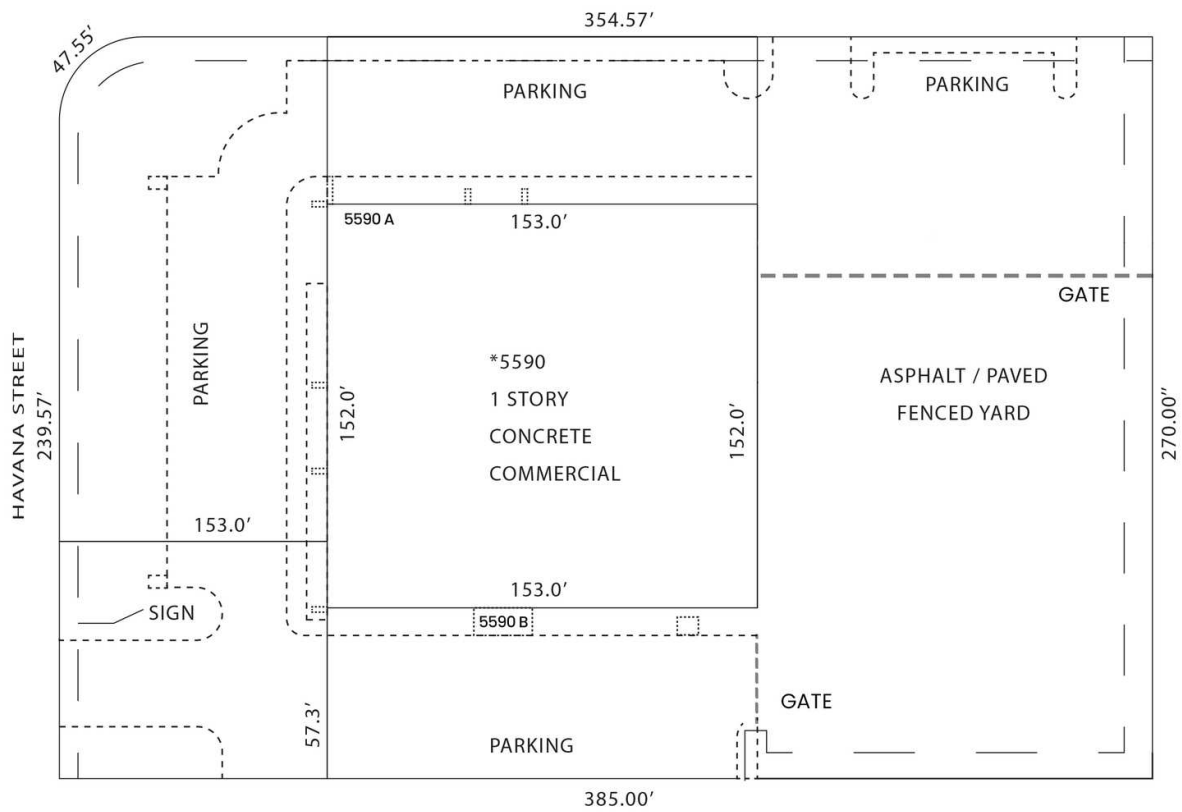
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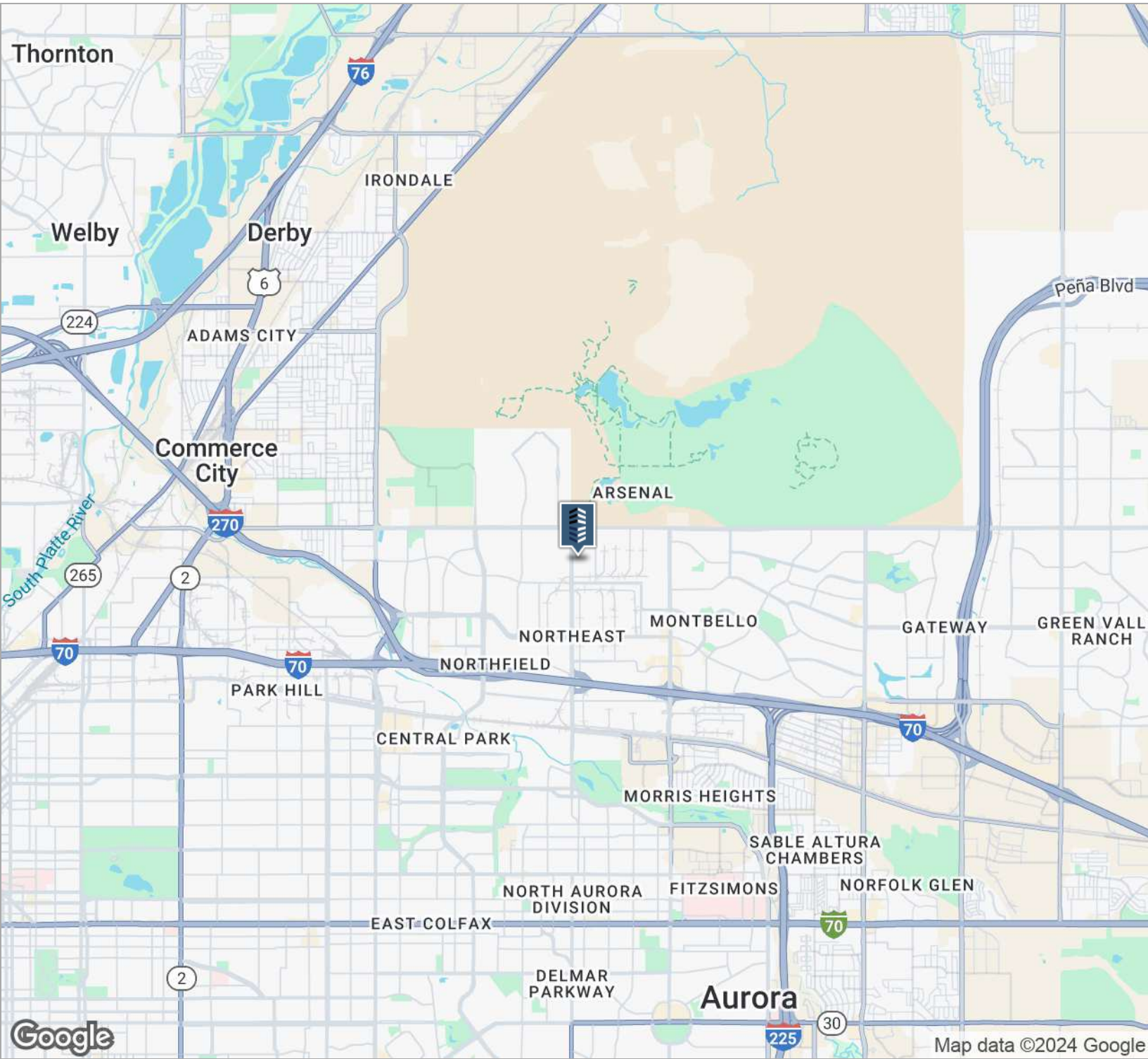
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