



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**

<b>Available Size:</b>	127,282 SF
<b>Building Size:</b>	231,378 SF
<b>Office:</b>	2,530 SF
<b>Dock Doors:</b>	14 (9' x 10') 5 with levelers, lights and seals
<b>Drive-In Doors:</b>	1 (12' x 14')
<b>Power:</b>	277/480 V / 3 Ph / 1,000 Amps
<b>Auto Parking:</b>	52 spaces
<b>Trailer Parking:</b>	26 spaces
<b>Clear Height:</b>	32' minimum at first column
<b>Sprinkler:</b>	ESFR with fire pump
<b>Truck Court:</b>	130' with 60' concrete apron
<b>Column Spacing:</b>	52' x 50' (60' speed bay)
<b>Est. Expenses:</b>	\$5.48/SF
<b>Lease Rate:</b>	To Quote

**SITE HIGHLIGHTS**

**SPACE FEATURES**

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

**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

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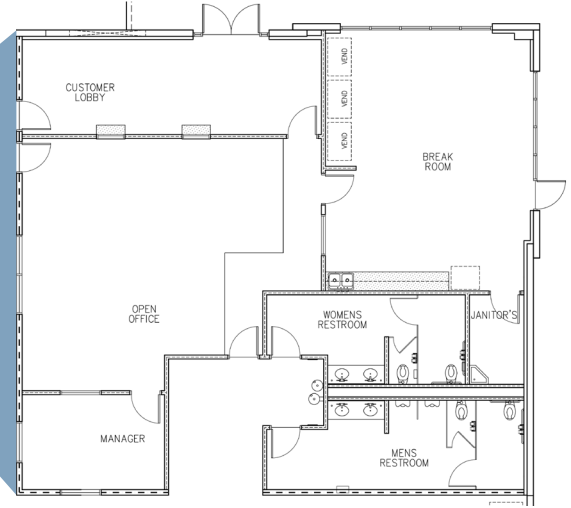


To E. 40th Avenue



**AVAILABLE  
127,282 SF**

## Office Floor Plan - 2,530 SF



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