

# Industrial Space For Lease

### **Building Highlights**

- > Access via I-70 and Quebec St.
- > Located in Enterprise Zone
- Offers both Drive-In and Dock High Loading
- > Radiant Heat in Warehouse

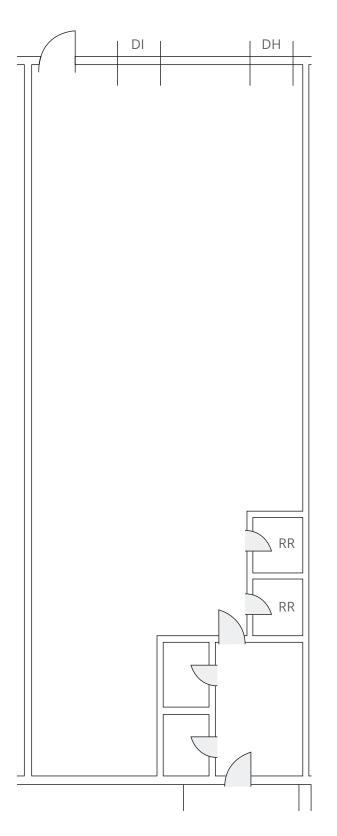
## Airport Business Center 6804 E. 48th Avenue, Unit D | Denver, CO 80216

## **Building Information**

Project Size:	46,464 SF
Unit Size:	5,808 SF
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$5.20/SF
Loading:	One (1) Dock High and One (1) Drive-In
Ceiling Height:	14′
Zoning:	-2
Electric Service:	200 Amp, 208/120 Volt, 3-Phase
City/County:	Denver/Denver
Available:	30 Days

## For Lease

# **6804 East 48th Avenue Unit D** 5,808 SF





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#### Colliers

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