

Industrial Space For Lease

NEW OFFICE BUILD-OUT

Highlights

- › **Gated Fenced Loading Court/Parking**
- › Easy Access to I-70 and I-25
- › Central Denver Location
- › Font Park/Font Load Design
- › Located in Enterprise Zone

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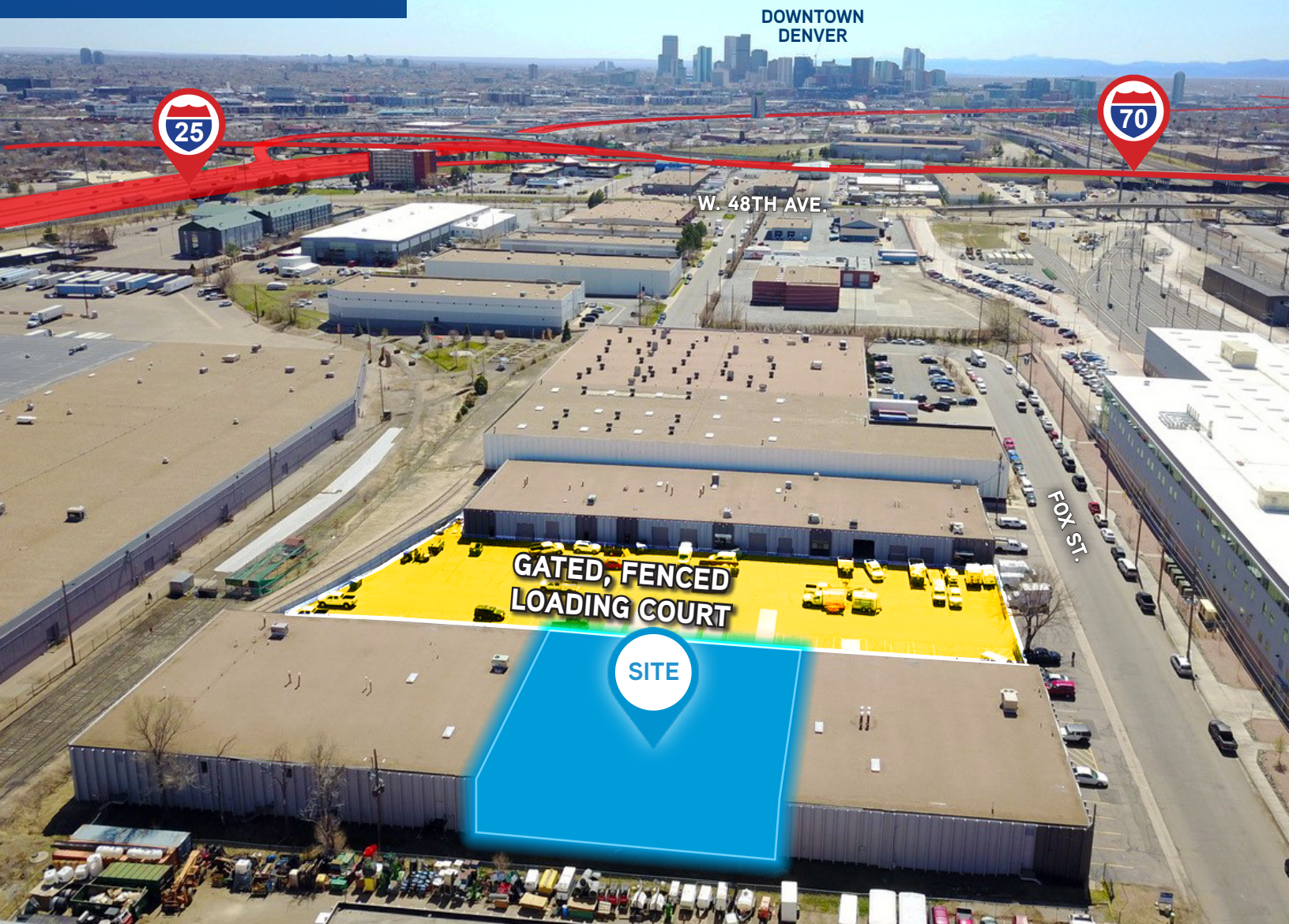
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Denver Core Industrial 5100 Fox Street | Unit B Denver, CO 80216

Property Overview

Available:	±10,693 SF
Office Size:	±1,134 SF
Lease Rate:	\$9.95/SF NNN
2025 Op. Ex.:	\$5.69/SF
Clear Height:	18'
Loading:	±Four (4) Dock-High (One Ramp Possible)
Sprinklered:	Yes, Standard Wet System
Power:	TBV
Zoning:	I-B, UO-2

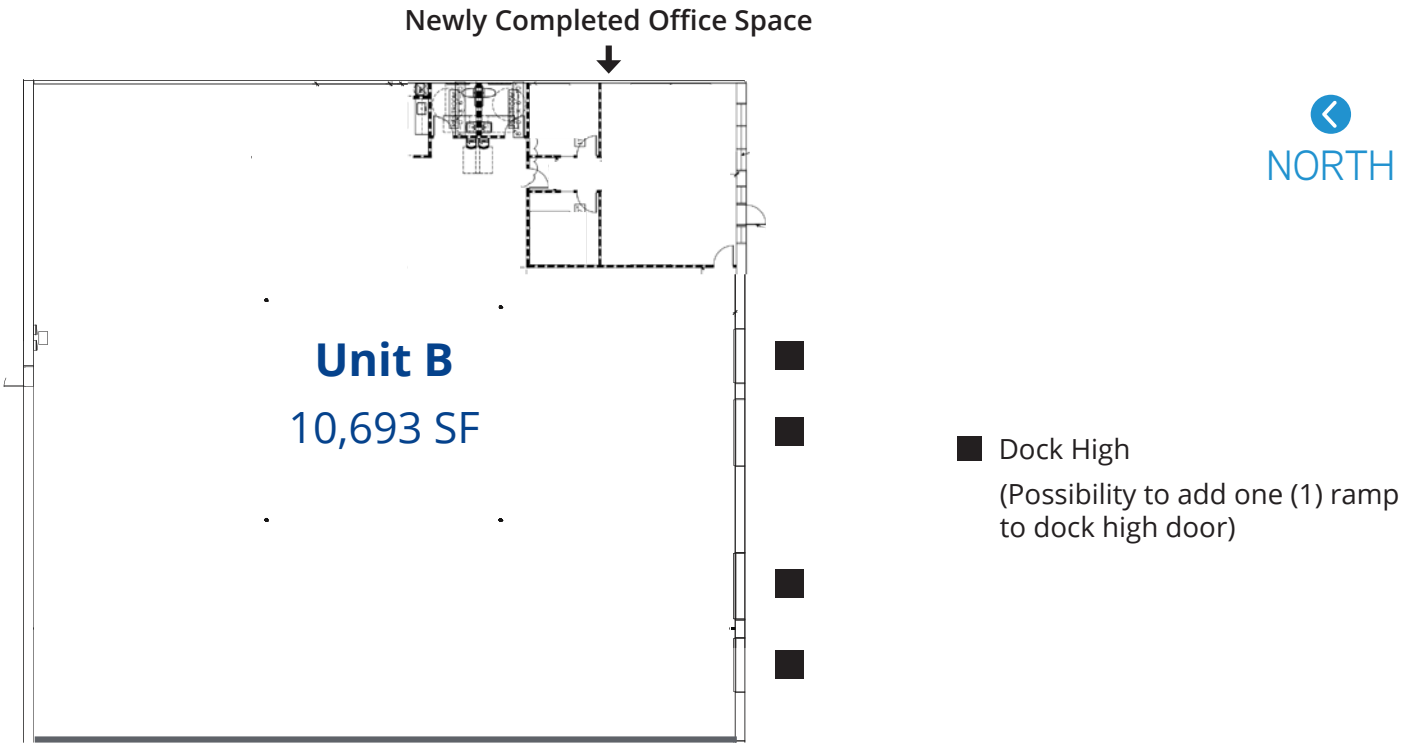
For Lease

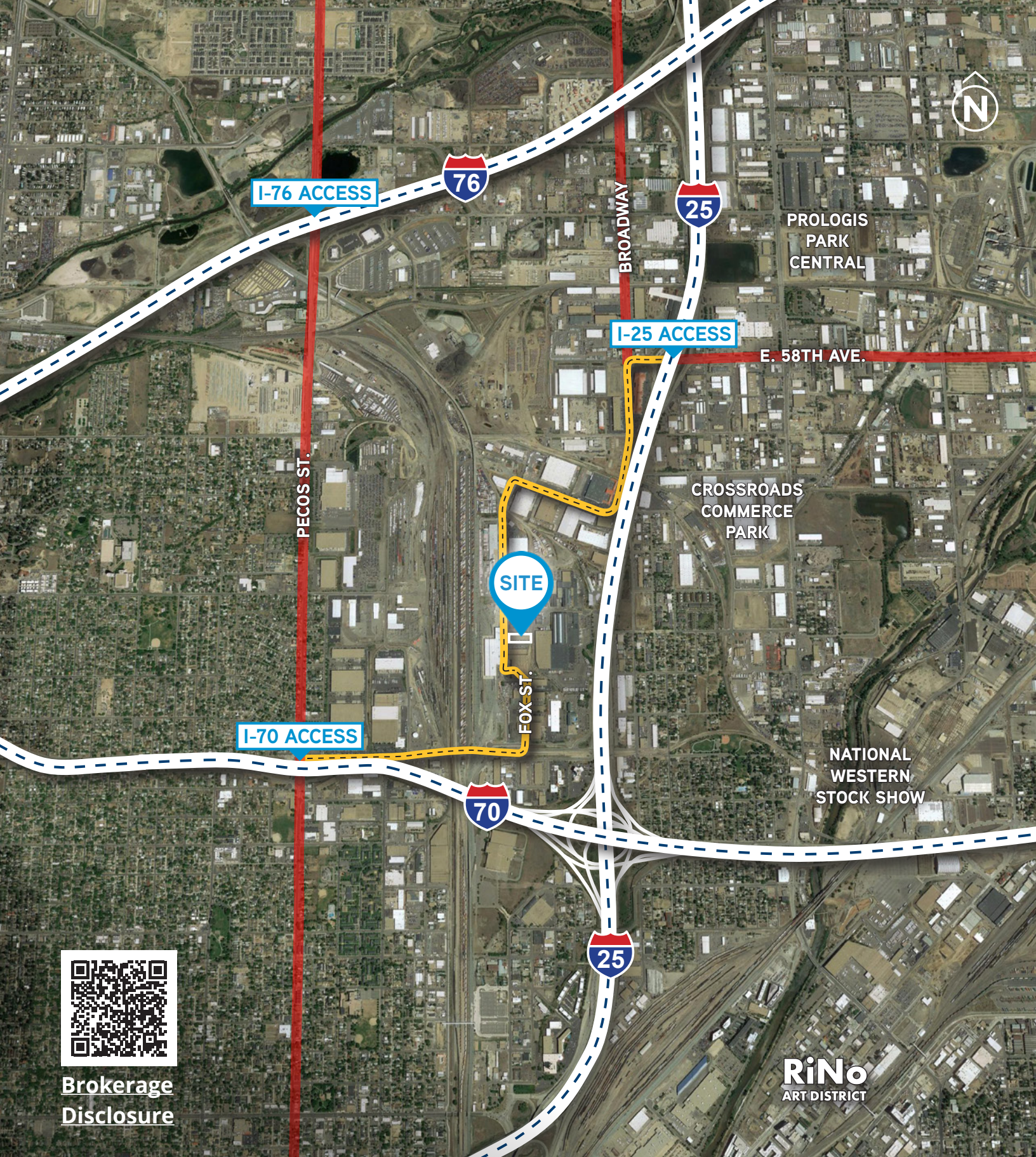


Floor Plan

Unit B

±10,693 SF





**Brokerage
Disclosure**

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