



**FUNCTIONAL INDUSTRIAL UNITS**  
1,680 - 15,120 SF SPACES AVAILABLE

## 5475 PEORIA ST

DENVER, CO, 80239

### Property Summary

- Class A Flex/Industrial Space Available Immediately
- Open Floorplan & High Ceilings
- Newly Refreshed, Turnkey Spaces or Unfinished Spaces Ready For Custom Buildout
- Upgraded Electrical, HVAC, New Paint, Flooring, Offices, Bathroom
- Variety of Space Options Available - Contact Broker
- **\*\*Rent to Own Options Available!!\*\***

For more information:

### Property Features

<b>Pricing:</b>	See Pages 2 & 3 for Details
<b>NNN Est:</b>	\$8.65/SF
<b>Loading:</b>	One Drive-In Door Per Unit (10'x12')
<b>Ceiling Height:</b>	16'-18'
<b>Office SF:</b>	± 10% Per Unit
<b>Parking:</b>	Ample
<b>Sprinklered</b>	No
<b>Power:</b>	400 Amp, 3-Phase (TBV)

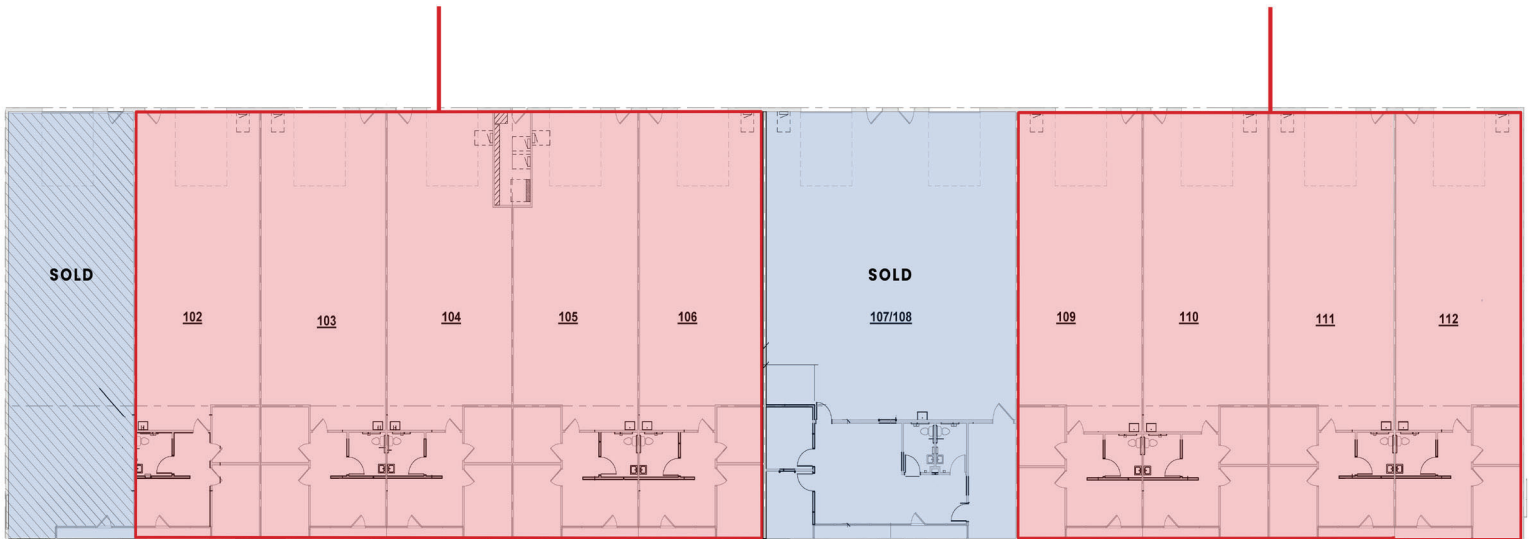
*\*NNN Estimate: Includes Association Fees, Taxes, Building Insurance, & Water*

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BUILDING 1 – REFRESHED, MOVE-IN READY SUITES  
1,870 – 9,350 SF AVAILABLE

AVAILABLE – UP TO 5 UNITS  
(1,870 SF EACH)

AVAILABLE – UP TO 4 UNITS  
(1,870 SF EACH)



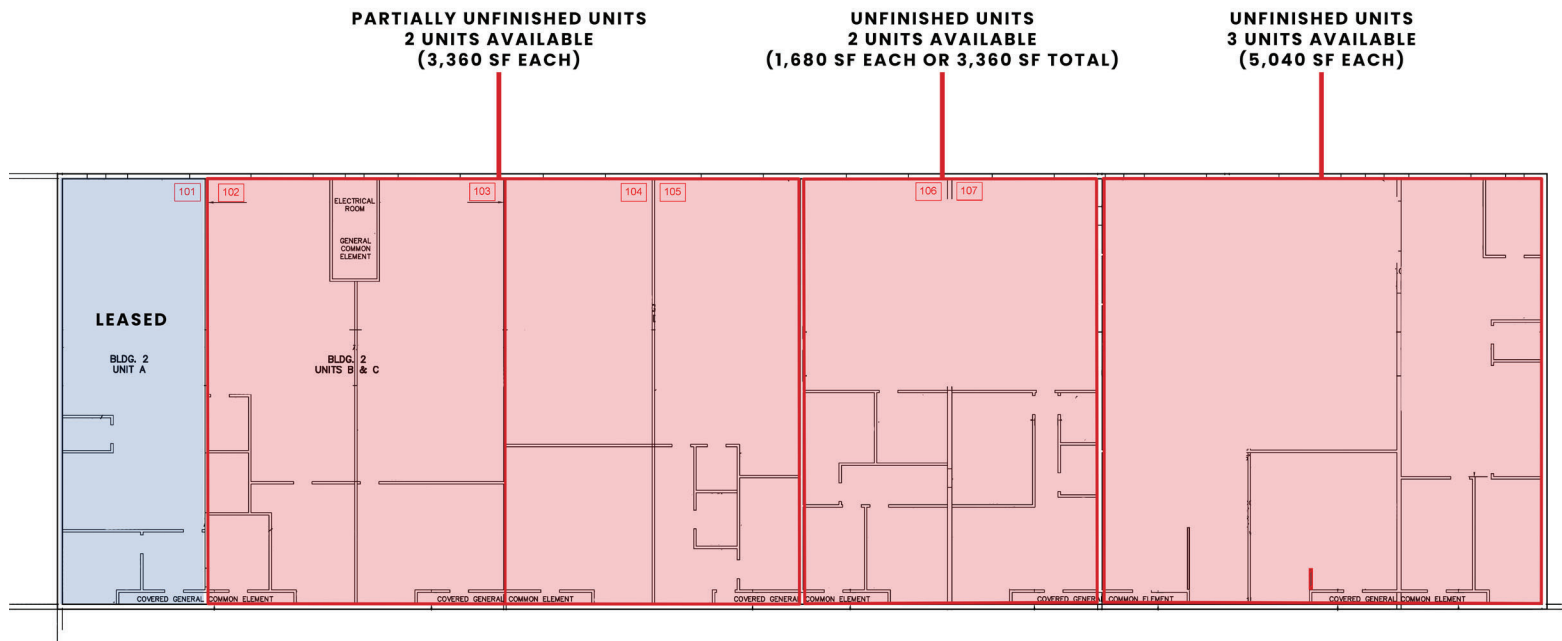
Available Units	SF	Lease Rate
Unit 1	±1,870	\$14/SF NNN
Unit 2	±3,740	\$13/SF NNN
Unit 3	±5,610	\$12/SF NNN
Unit 4	±7,480	\$12/SF NNN
Unit 5	±9,350	\$10/SF NNN

*Flexible suite options available starting at 1,870 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and Tenant needs*

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BUILDING 2 – UNFINISHED SPACES READY FOR BUILDOUT

1,680 – 15,120 SF AVAILABLE



Available Units	SF	Lease Rate
Unit 1	±1,680	\$14/SF NNN
Unit 2	±3,360	\$14/SF NNN
Unit 3	±5,040	\$12/SF NNN
Unit 4	±6,720	\$12/SF NNN
Unit 5	±8,400	\$12/SF NNN
Unit 6	±10,080	\$10/SF NNN
Unit 7	±11,760	\$10/SF NNN
Unit 8	±15,120	\$10/SF NNN

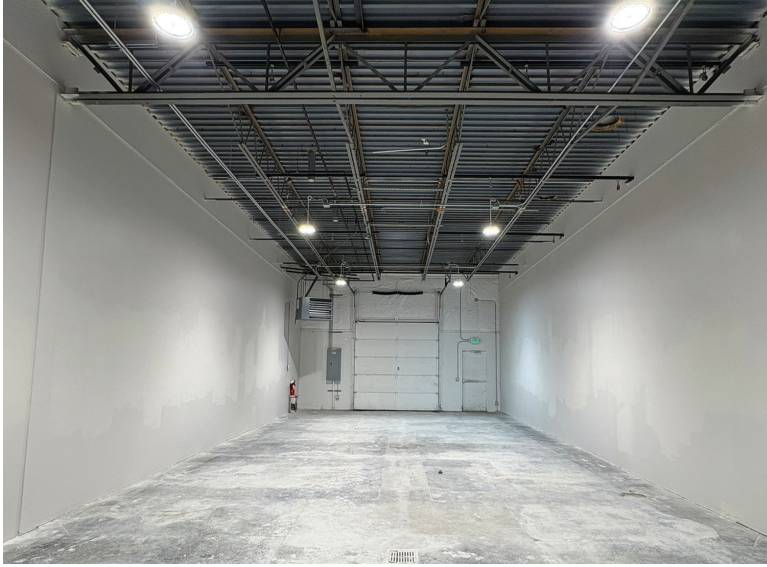
*\*Flexible suite options available starting at 1,680 SF, with the ability to combine contiguous units to accommodate a wide range of space requirements and Tenant needs*

*\*Ownership is willing to provide build-to-suit options tailored to Tenant needs. Contact broker for further details.*



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## PROPERTY PHOTOS





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DENVER, CO

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