

INDUSTRIAL SPACE  
FOR LEASE

# I-70/270 Business Center

DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE



**I-70/270 Business Center** is an 8-building multi-tenant industrial complex located in the Northeast Denver submarket. The property is located along the I-70 industrial corridor between downtown Denver and the Denver International Airport. Surrounding amenities include the exciting Stapleton residential and retail redevelopment along with Dick's Sporting Goods Park, which is home to the Colorado Rapids professional soccer team. Also, access to the Denver International Airport is convenient due to the properties' close proximity to Peña Boulevard via I-70.



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## DOWNTOWN DENVER



Smith Road



Quebec Street



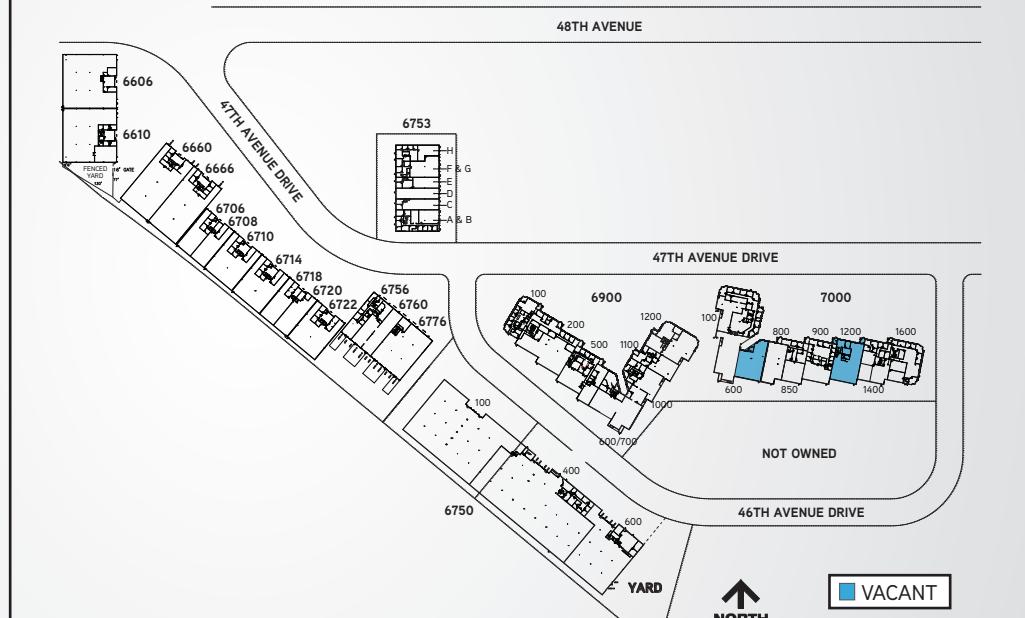
### PROPERTY OVERVIEW

- > Site Size: 17.7 Acres
- > Rentable Area: 314,078 SF
- > City/County: Denver
- > Zoning: I-B, Light Industrial
- > Parking: 1.09-2.15:1,000
- > Ceiling Height: 14'-22'

### Contact Us

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### Availability

BUILDING	SIZE	NNN RATE	EXPENSES	CLEAR HEIGHT	LOADING	AVAILABLE
7000-600E	4,714 SF	\$8.50/SF	\$6.34/SF	14'	Double Loading Door	Immediately
7000-1200	5,723 SF	\$9.50/SF	\$6.34/SF	14'	1 Drive-In	December 1, 2025

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