

FOR LEASE > INDUSTRIAL SPACE



Denver Business Center

11585 EAST 53RD AVENUE, UNIT H, DENVER, COLORADO

25,873 SQ. FT.



Building Amenities

- > 2,203 Sq.Ft. of Office
- > Six (6) Dock High Doors
- > One (1) Drive-In Door
- > 22' Clear Height
- > ESFR Sprinkler System
- > 277/480 Volt Power
- > 38' x 43' Column Spacing
- > Rail Spur (Union Pacific)
- > I-B, UO-2 Zoning
- > Fenced Truck Court/Parking Area
- > End Cap Space
- > Vacant & Available Immediately
- > For Lease at \$7.95/Sq. Ft. NNN
- > \$3.22/Sq. Ft. Est. Operating Expenses

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