



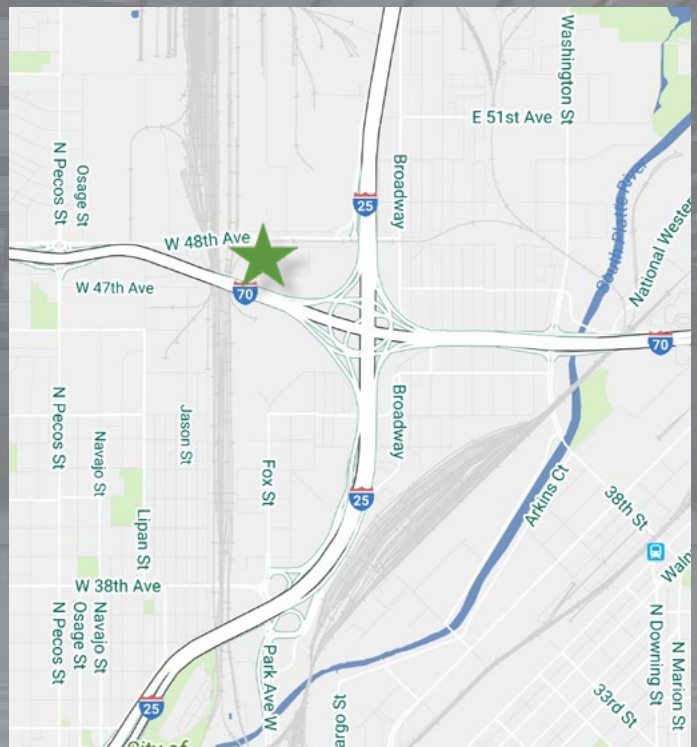
## Hilltop Business Center

4785 Elati Street, Unit 15, Denver, CO

Excellent Central industrial facility in Enterprise Zone. Easy access to I-70 and I-25. Access to well-qualified labor base. Short commute to Central Business District and Downtown. Quality showroom / office / warehouse space with fenced loading.

### Highlights

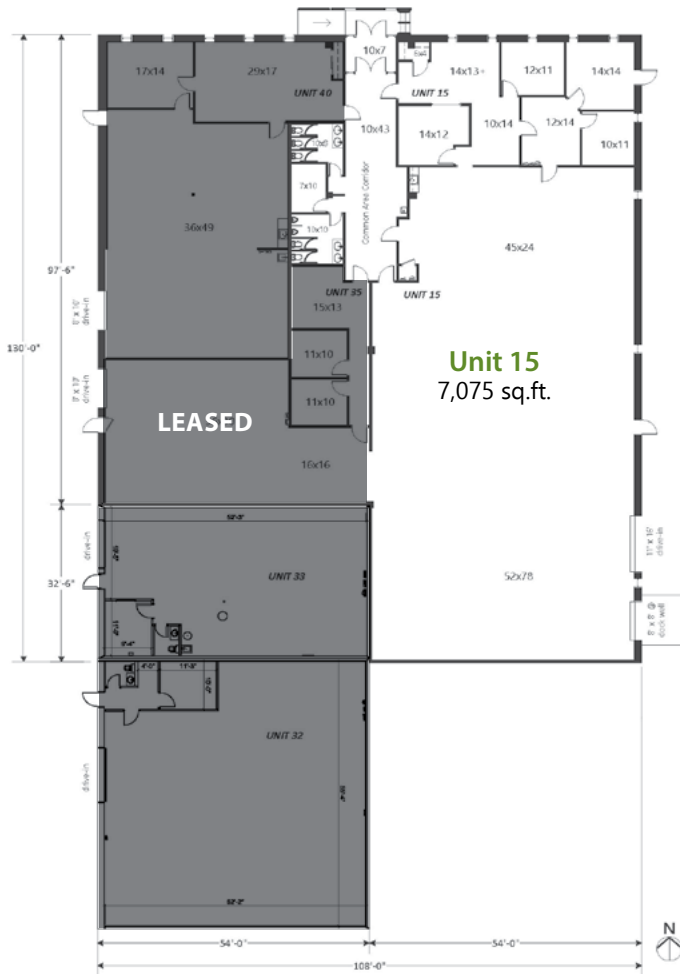
- Available SF:** 7,075 SF
- Office SF:** ±1,316 SF
- Loading:** 1 drive-in door and 1 dock well
- Clear Height:** ±16'
- Columns:** 30'-8" x 38'-3"
- Power:** To be verified by an electrician
- Parking:** 2 : 1,000 SF
- Zoning:** I-B
- 2026 CAM:** \$5.99/SF (estimate)
- Base Rent:** \$10.00/SF NNN



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## Space Plan



## Broker Contact

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