

6800

E 96TH AVE

HENDERSON, CO 80640

\$5,000/AC/MONTH NNN

INDUSTRIAL LAND • LEASE RATE



UP TO 9 ACRES
OF OUTDOOR STORAGE



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UNIQUE
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	6800 E 96th Avenue Henderson, CO 80640
Lease Rate	\$5,000/Acre/Month + NNN
NNN Expenses	\$50.00/ Acre/ Month
Lot A Size	3 Acres
Lot B Size	3 Acres
Lot C Size	3 Acres
Combined Acreage Available	9 Acres Total
Zoning	I-2

PROPERTY DESCRIPTION

A total of 9 Acres of industrial land available for lease in Henderson. Great opportunity for a long term lease. The property is located just off of I-76 with direct access via E. 96th Avenue and I-76 Frontage Road. It is only a short drive to both Downtown Denver and Denver International Airport. The site benefits immensely from its accessibility and also its visibility with over 14,000 VPD on 96th Avenue and 50,000 VPD on I-76.

- Industrial zoning allows for outside storage
- Well graded
- Entire Nineteen (19) Acre parcel is fully fenced with recycled asphalt base
- Lot immediately accessible from I-76 and the I 76 Frontage Road (Brighton Road)



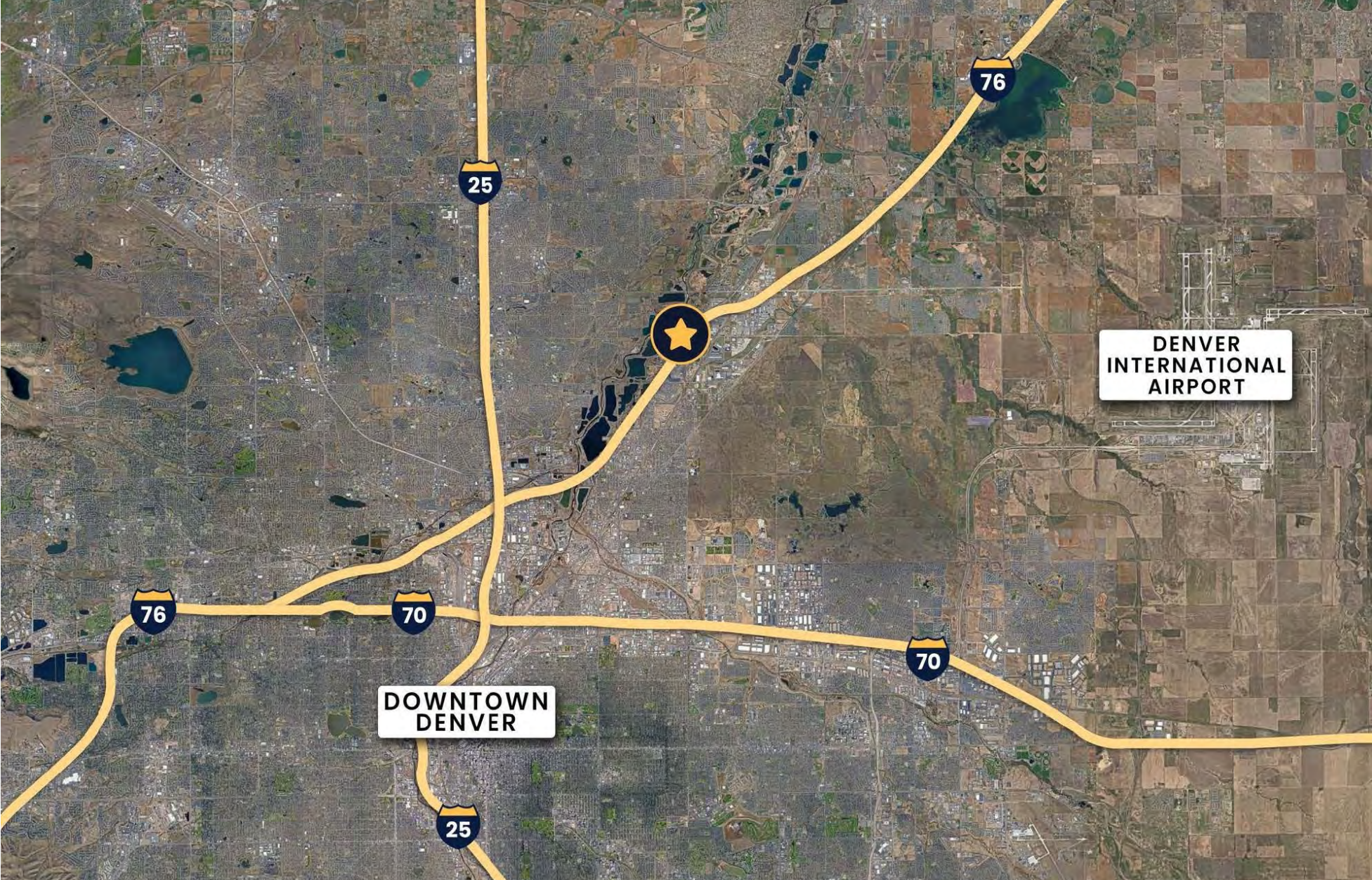
SITE LAYOUT



SITE AVAILABILITY



REGIONAL MAP





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