

# DENVER BUSINESS CENTER STORAGE

10500 E 56TH AVE | DENVER, CO 80239



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## OFFERING SUMMARY

<b>Available SF:</b>	857 or 970 SF
<b>Lease Rate:</b>	\$1,140/mo NNN or \$1,295/mo NNN
<b>Building Size:</b>	Bldg. A: 18,809 SF Bldg. B: 7,700 SF
<b>Ceiling Height:</b>	16.0 FT
<b>Year Built:</b>	2008/2013
<b>Zoning:</b>	I-B
<b>Market:</b>	Denver Metro

## PROPERTY OVERVIEW

\$1,140/mo NNN + \$403 CAM (calendar year 2025)  
\$1,295/mo NNN + \$443 CAM (calendar year 2025)

## PROPERTY HIGHLIGHTS

- Located in Denver Enterprise Zone
- High speed voice and data lines through Century Link & Comcast
- Exterior lighting and video monitoring (optional interior monitoring)
- Dry line fire sprinkler system in Building A
- Insulated 14'x14' automatic drive-in door
- 60' concrete driveways
- Uses include Business Storage, RV Storage, Car/Toy

## CONTACT:

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