



5503 Havana Street

Suite #110, Denver, CO 80239

CLASS A INDUSTRIAL SPACE AVAILABLE
FOR SUBLEASE



Contact Us

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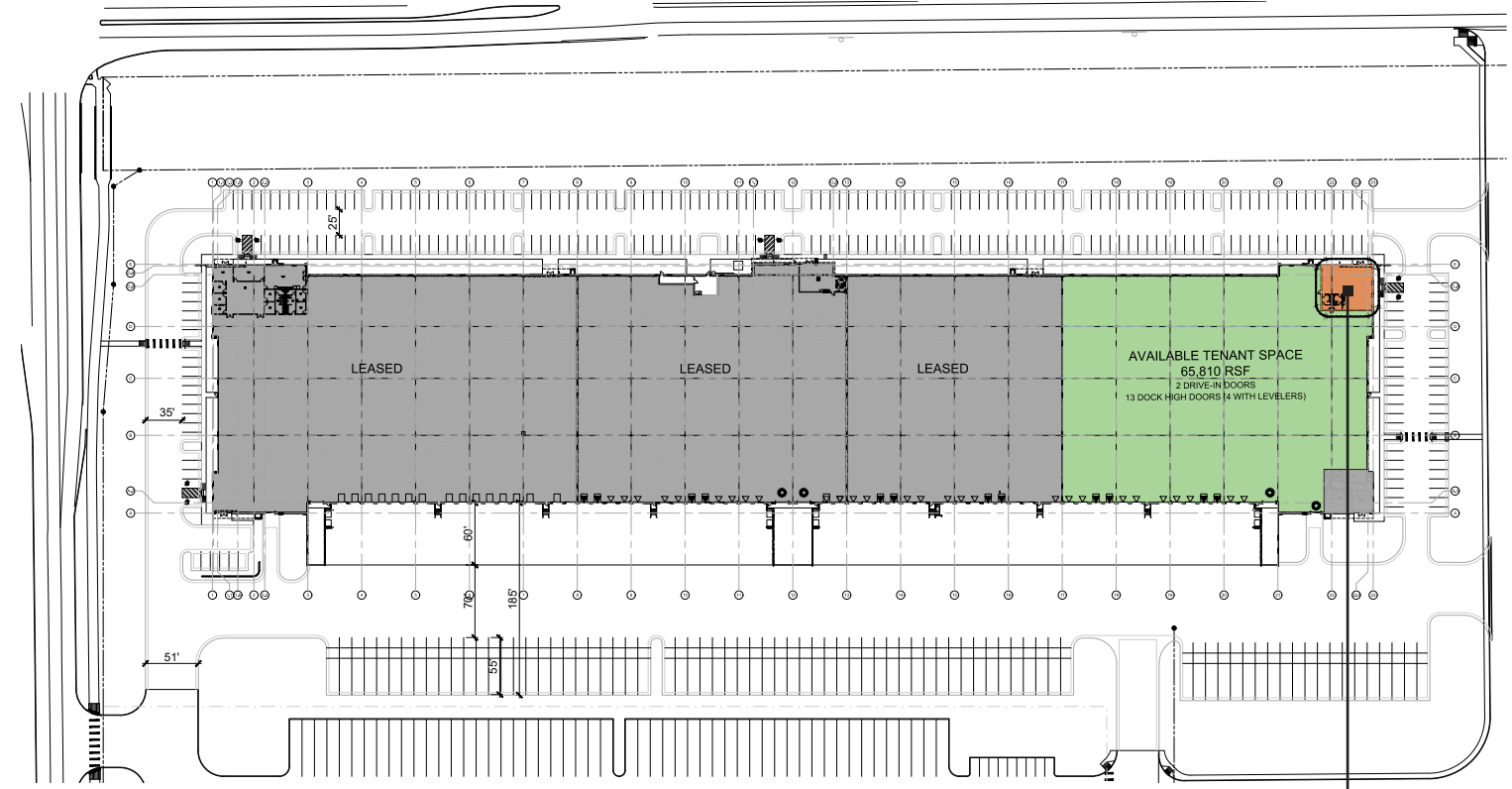
Property Highlights:

- + Excellent Airport Central location
- + Dock high & drive-in loading
- + Easy access to 56th Avenue, Havana Street to I-70, I-225, I-25 and I-270
- + Industrial sublease opportunity (longer lease term possible)

Property Photos

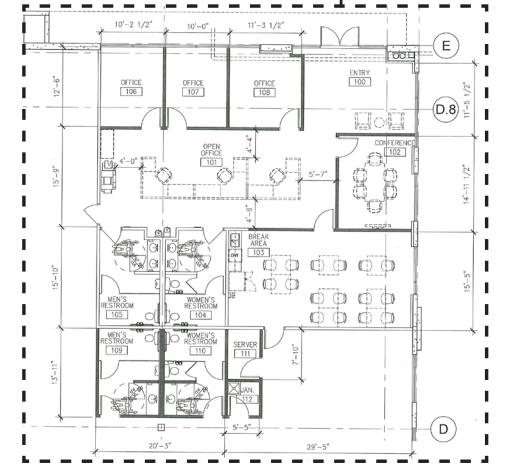


Site Plan



SITE LEGEND:

- ◀ DOCK HIGH TRUCK DOOR W/ EXISTING LEVELER
- ▲ DOCK HIGH TRUCK DOOR W/O LEVELER
- GRADE LEVEL TRUCK DOOR



AVAILABLE SF	±65,810 SF	CLEAR HEIGHT	32' minimum clear height
OFFICE SF	±2,468 SF	COLUMN SPACING	50' x 52' (typical)
LOADING	(13) dock-high doors; (4) with levelers (2) drive-in doors	SPRINKLER SYSTEM	ESFR Sprinkler System
POWER	600 Amps; 480V (to be verified by an electrician)	SUBLEASE TERM	Term through 9/30/2026
PARKING	94 auto spaces (1.3 : 1,000 SF)	REDUCED SUBLEASE RATE	\$5.90/SF NNN \$6.95/SF NNN