



# Industrial Space | For Lease

## Highlights

- > Floor drains in warehouse
- > Multi-tenant capable
- > Dock platform in yard
- > Owner may carry financing
- > 8,500 SF available for owner/user or entire building

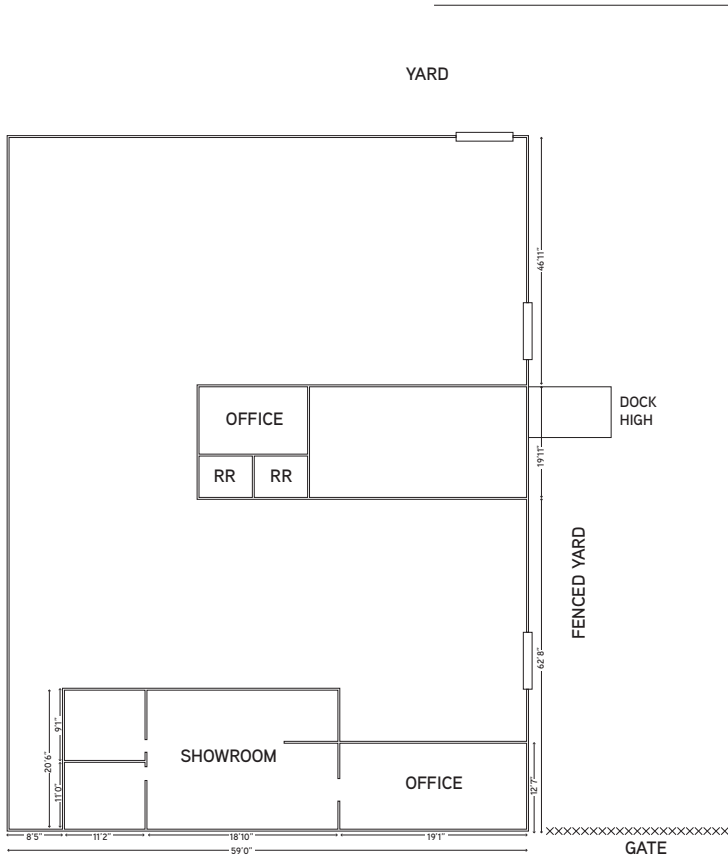
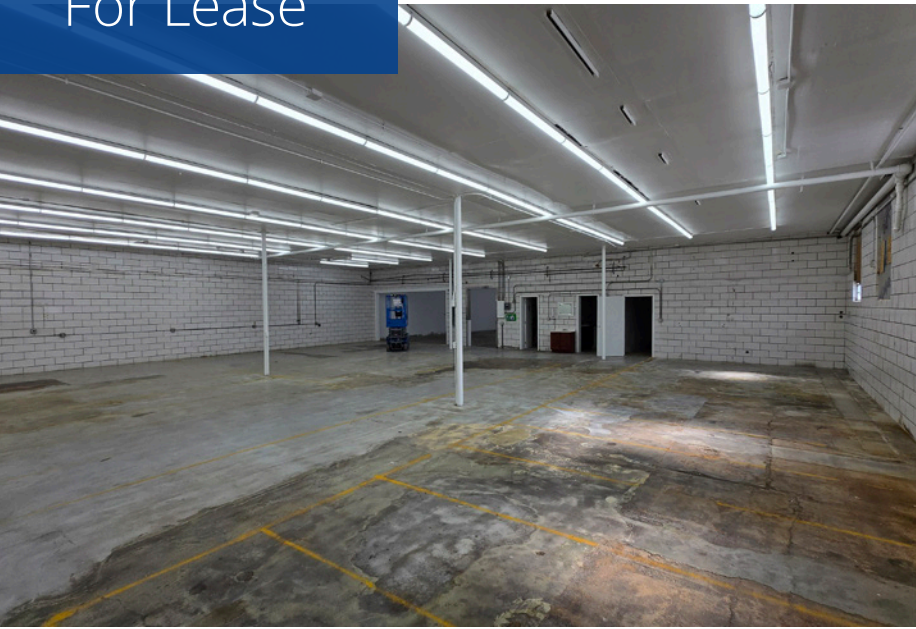
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## 3870 Elm Street Denver, CO 80207

### Building Information

Size:	8,500 SF
Available	Immediately
Lease Rate:	\$8.25/SF/YR NNN
NNN:	\$5.61/SF/YR
Loading:	One (1) Drive-In (12' x 10') and Two (2) Drive-Ins (9' x 9') ONE (1) Dock High Platform with Ramp
Clear Height:	12'
Power:	800 Amps (TBV)+
Zoning:	I-MX-3
Yard:	2,500 SF Fenced Yard

For Lease



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