



# WAREHOUSE FOR LEASE

400 W 48th Ave #125

400 W 48th Ave | Denver, CO 80216



**Dock High And Drive In Loading Available**

## CONTACT:

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## 400 W 48TH AVE

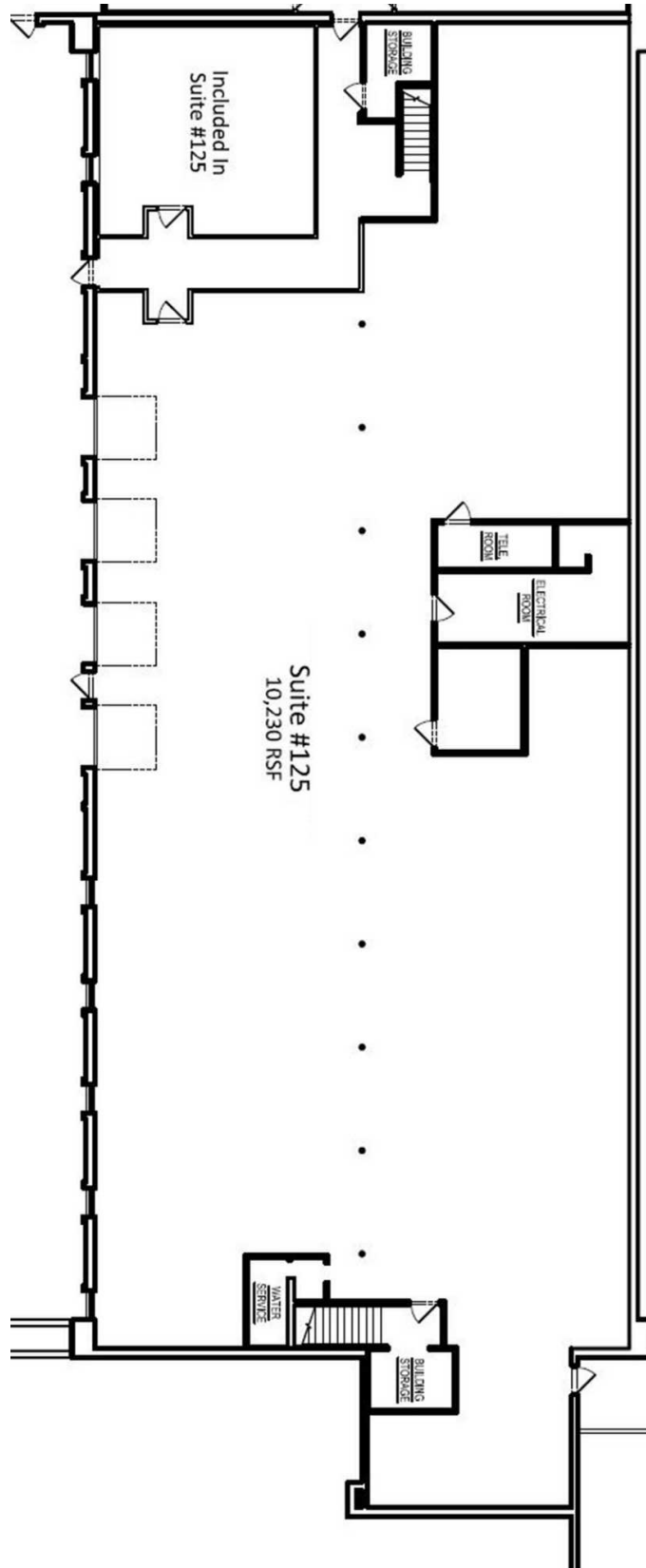
### OFFERING SUMMARY

<b>Building Size:</b>	98,454 SF
<b>Suite #125:</b>	10,230 SF
<b>Lease Rate:</b>	\$15.88/sf FSG
<b>Drive In Doors:</b>	Yes two
<b>Dock High Doors:</b>	Yes two
<b>Year Built:</b>	1986
<b>Year Renovated:</b>	202
<b>Sprinklers:</b>	Yes
<b>Zoning:</b>	I-B

### PROPERTY HIGHLIGHTS

- Fully sprinklered warehouse space with dock-high loading and drive in loading available
- Great for flex, warehouse, assembly, religious meetings, event space and more!
- Open floor plan available with mostly 10' clear, but some areas are 8'2" clear
- Lease rate includes utilities
- Full modern workout facility/gym on site with locker rooms and shower facilities
- Located at the NW corner of I-25 and I-70

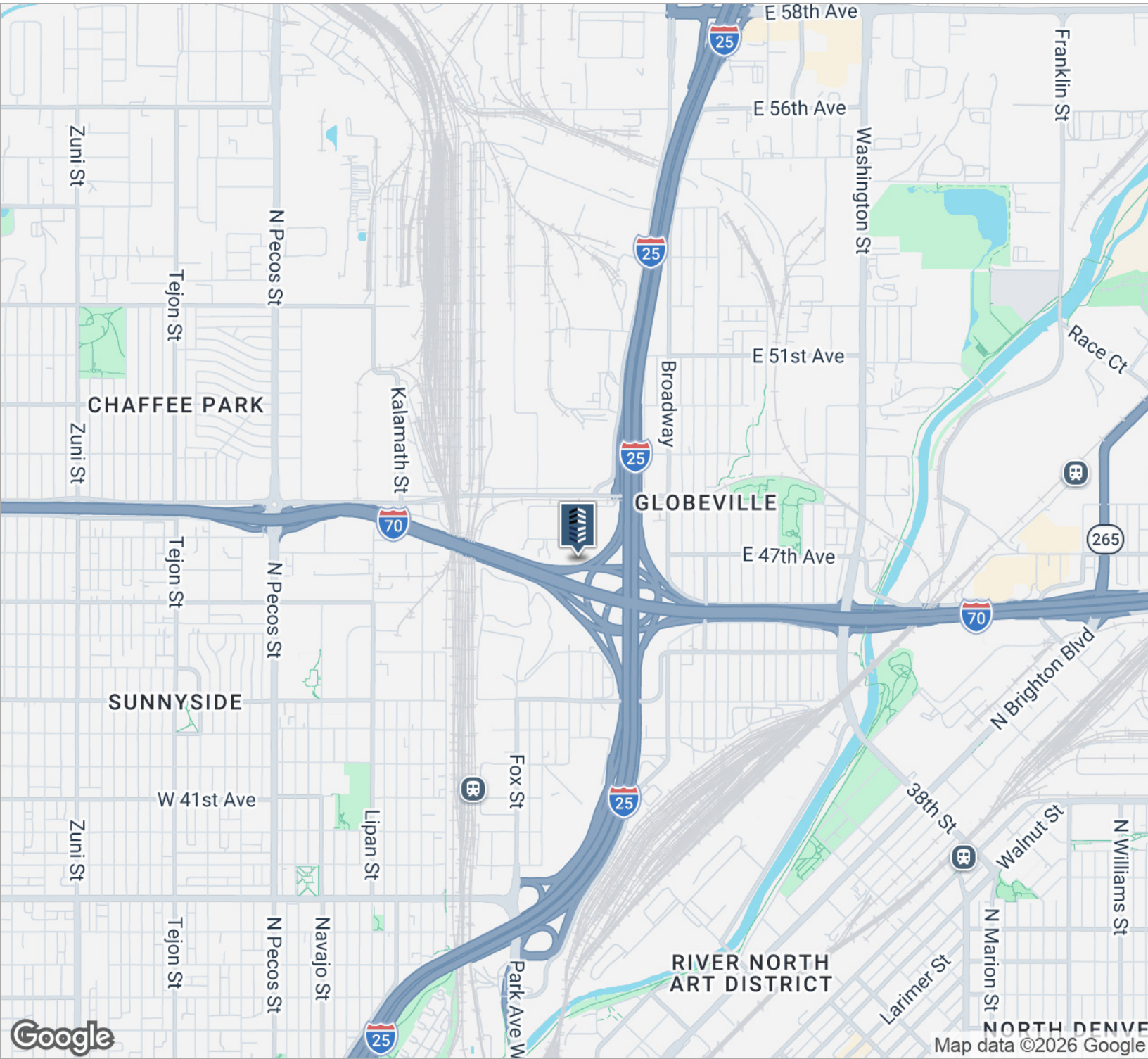
# GREAT FOR FLEX, EVENT SPACE, CHURCHES, WAREHOUSE AND MORE!



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