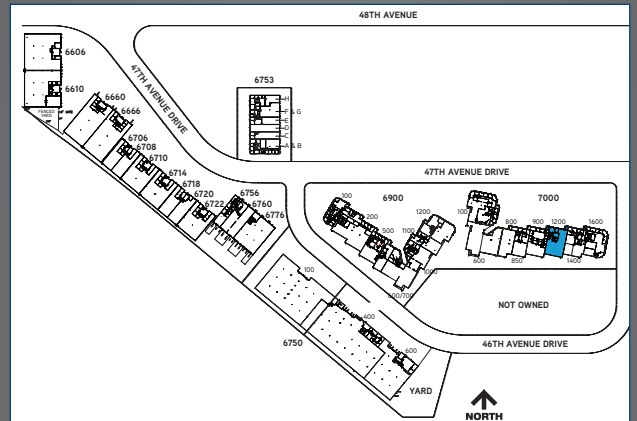
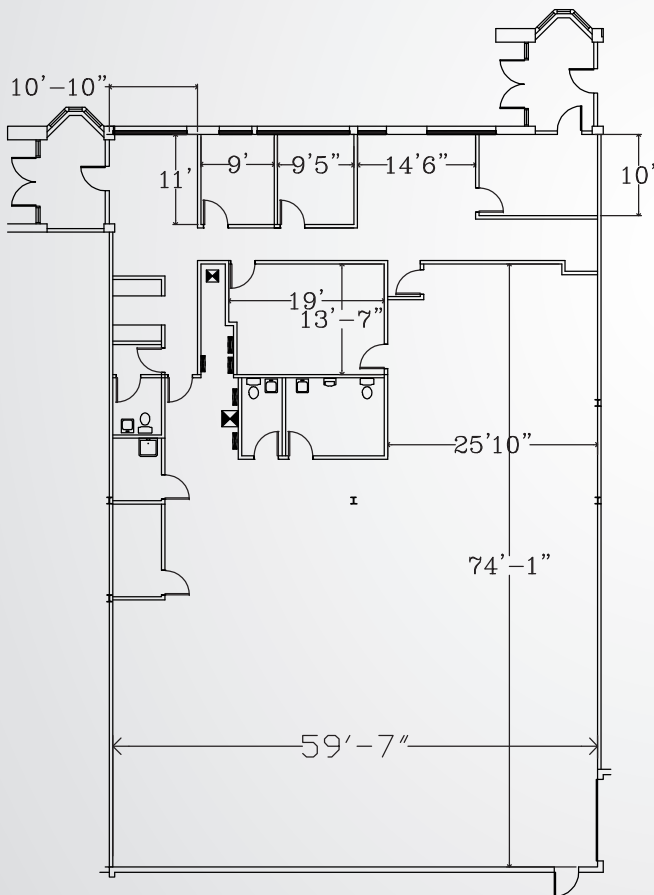


**INDUSTRIAL SPACE  
FOR LEASE**

# I-70/270 Business Center

**7000 EAST 47TH AVENUE DRIVE | UNIT 1200 | DENVER, CO**

**LOCATED IN DENVER ENTERPRISE ZONE**



## UNIT INFORMATION

Unit 1200

Size:	5,723 SF
Office:	1,380 SF
Rate:	\$9.50/SF NNN
Est. 2026 Expenses:	\$6.08/SF
Gross Monthly Rate:	\$7,430.36
Loading:	One (1) Drive-In Door (9' x 11')
Sprinkler:	None
Power:	3-Phase (Heavy - TBD)
Available:	Now
Comments:	Full HVAC

**COLLIERS | DENVER**

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