



Office / Warehouse in Central Location

**490 E. 52ND AVENUE, SUITE 100
DENVER, COLORADO 80216**

Available Space:

30,681 SF

Lease Rate:

To Quote

Occupancy:

Available Now

Industrial for Lease

Property Highlights

- Easy access to I-70, I-25, I-270, I-76 and US 36
- Substantial parking on endcap space
- Minutes from Downtown Denver, providing close proximity to numerous amenities, workforce and public transportation
- Enterprise Zone (tax incentives)

For information, please contact:

Michael Wafer Jr, SIOR

Managing Director

t 303-260-4407

mike.waferjr@nmrk.com

Mike Wafer, SIOR

Executive Managing Director

t 303-260-4242

mike.wafer@nmrk.com

1800 Larimer Street, Suite 1700
Denver, CO 80202

nmrk.com

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

490 E. 52ND AVENUE, SUITE 100, DENVER, COLORADO 80216

Space Details

Available Space: 30,681 SF
Office Size: 2,019 SF
Building Size: 58,343 SF
Dock Doors: 5 (9' x 10')
1 with leveler
Additional dock doors possible
Drive-in Door: 1 (12' x 14')
Power: 277/480 V, 400 Amps
Parking: 43 spaces
Clear Height: 24'
Sprinkler: ESFR
Lease Rate: To quote
Expenses: \$5.00/SF estimated

