500 E. 62ND AVENUE

DENVER, CO 80216

CENTRAL DENVER'S PREMIER IOS PROPERTY

FOR LEASE

25,413 SF ON 4.5 AC

CUSHMAN & WAKEFIELD

Downtown Denver

UNMATCHED IOS OPPORTUNITY

We are pleased to announce 500 E. 62nd Avenue is now being offered to market for lease. 500 E. 62nd Avenue is considered one of the best located industrial outdoor storage (IOS) properties in Central Denver offering ideal service building functionality, incredible visibility/signage opportunities to I-25, secured site features, and is located in the heart of Denver's Central Industrial Submarket. The property is within minutes of Downtown Denver and has immediate proximity to all of Denver's major interstates and arterials. 500 E. 62nd Avenue, now under new ownership with IOV Properties, will be delivered to market with thoughtful facility and site upgrades.

BUILDING 1 HIGHLIGHTS

TOTAL SF	±23,048 SF
TOTAL OFFICE SF	±6,500 SF
CLEAR HEIGHT	16'
LOADING	(5) 14' X 14' Grade Level Doors (2) 10' X 10' Half Docks (1) 6' X 10' Grade Level Door (1) 8' X 8' Grade Level Door

BUILDING 2 HIGHLIGHTS

TOTAL SF	±2,365 SF
CLEAR HEIGHT	17'
LOADING	(1) 20' X 16' Grade Level Door (1) 16' X 14' Grade Level Door

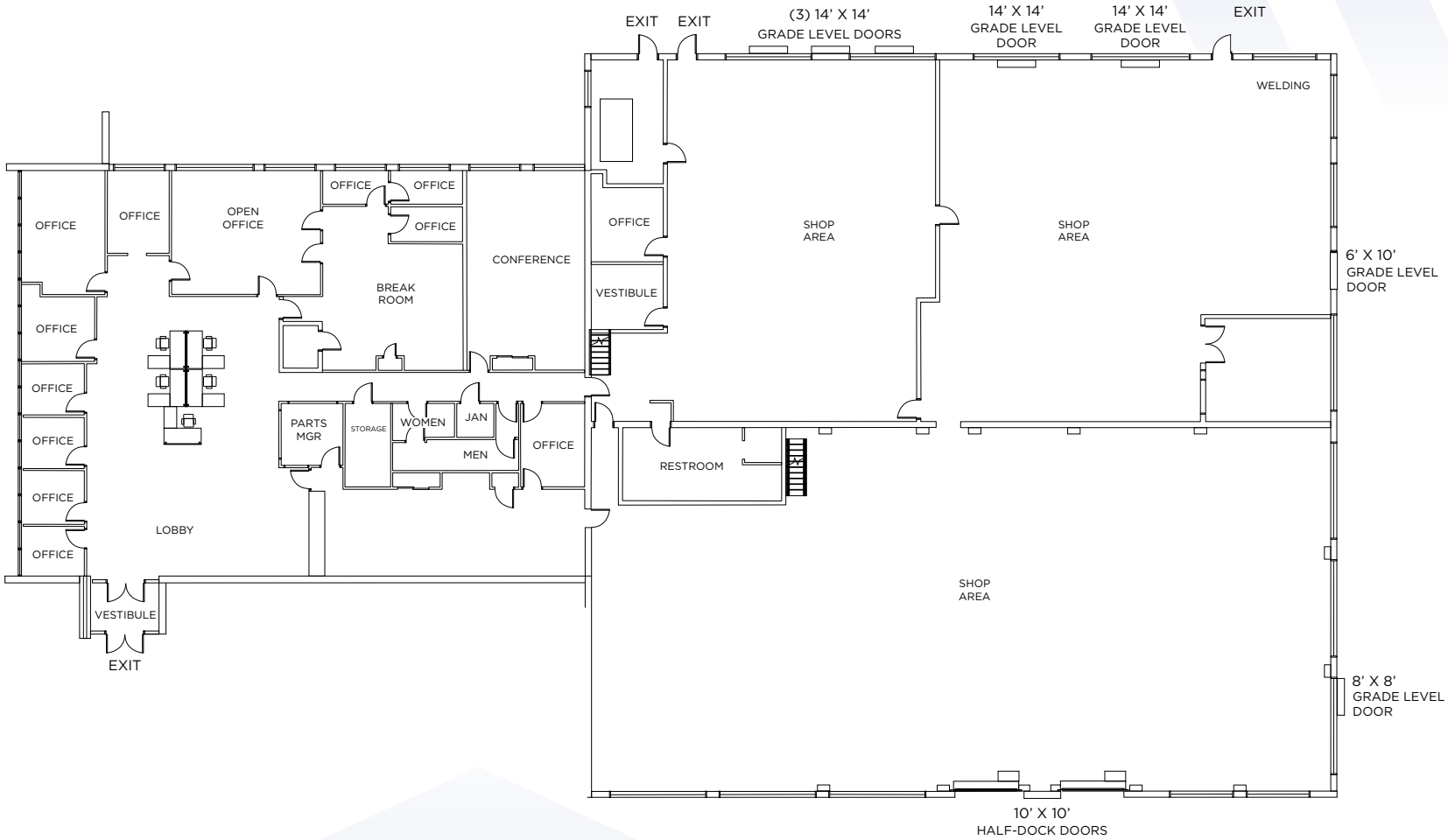
25,413 SF ON 4.5 AC

AVAILABLE SF	25,413 SF (2 Buildings)
SITE SIZE	±4.5 Acres
ZONING	I-2 (Adams County)
LOADING	Nine (9) Oversized Grade Level Doors Two (2) Half Docks
TOTAL OFFICE SF	±6,500 SF
POWER	400A / 220V / 3P
YARD	Fenced & Gated

BUILDING HIGHLIGHTS

- Heavy Industrial Zoning
- Visibility/Exposure to I-25 with over 224,000 VPD
- IOS Storage in the Downtown Denver Submarket
- Fully Fenced & Secured Site with Keypad Security
- Oversized Automatic Rolling Gates
- Significant Loading Options with Multiple Oversized Grade and Dock High Capabilities

BUILDING 1 FLOOR PLAN



500
E. 62ND
AVENUE

UNMATCHED INTERSTATE ACCESS

DRIVE TIMES/MILES

» I-270	5 Mins	3.7 Miles
» I-25	2 Mins	2.9 Miles
» US-36	15 Mins	15.5 Miles
» I-76	5 Mins	2.3 Miles
» Downtown Denver	10 Mins	5.4 Miles
» Denver International Airport	26 Mins	19 Miles

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