

FOR LEASE > INDUSTRIAL SPACE



# Denver Business Center

11585 EAST 53RD AVENUE, UNIT H, DENVER, COLORADO

25,873 SQ. FT.



## Building Amenities

- > 3,461 Sq.Ft. of Office
- > Six (6) Dock High Doors
- > One (1) Drive-In Door
- > 22' Clear Height
- > ESFR Sprinkler System
- > 277/480 Volt Power
- > 38' x 43' Column Spacing
- > Rail Spur (Union Pacific)
- > I-B, UO-2 Zoning
- > Fenced Truck Court/Parking Area
- > End Cap Space
- > Available December 1, 2025
- > For Lease at \$8.95/Sq. Ft. NNN
- > \$3.43/Sq. Ft. Est. Operating Expenses

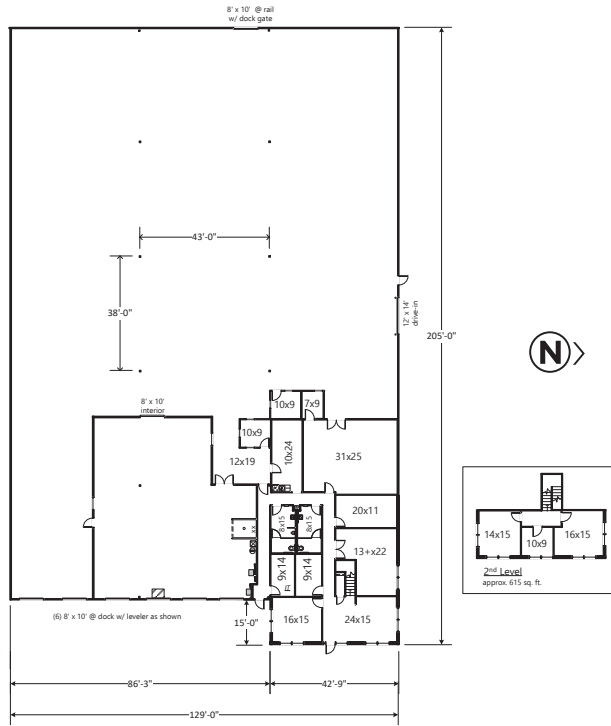
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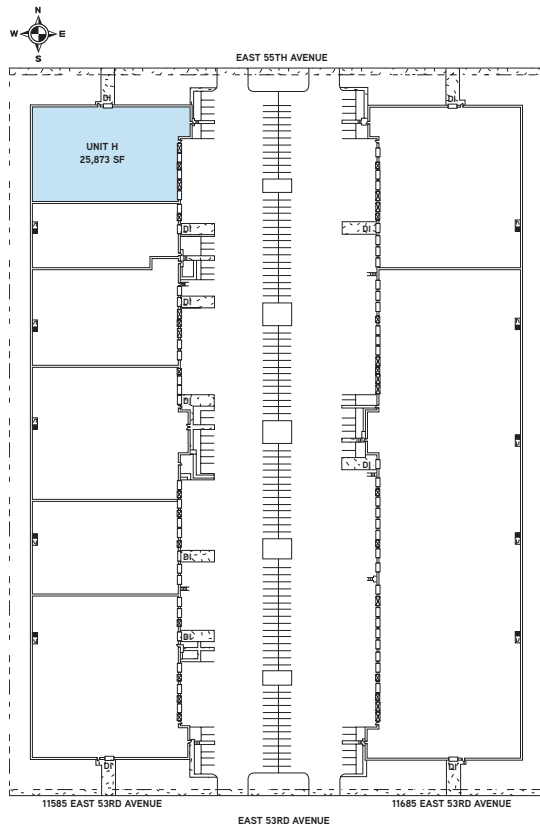
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# 11585 East 53rd Avenue, Unit H >

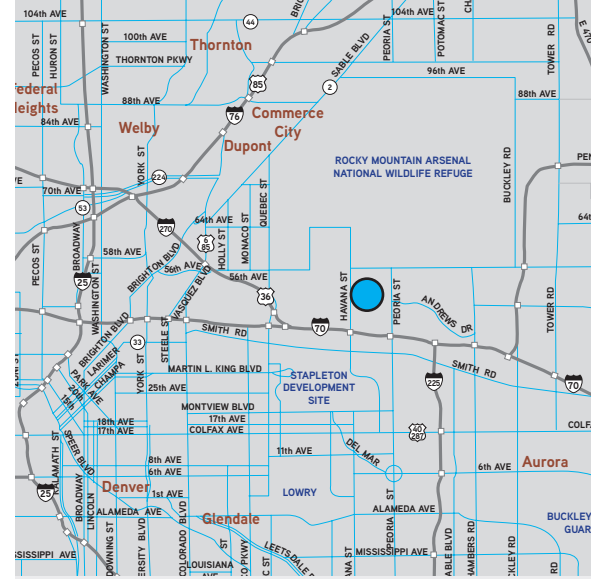
## Floor Plan & Site Plan



Floor Plan



Site Plan



## Contact Us

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