

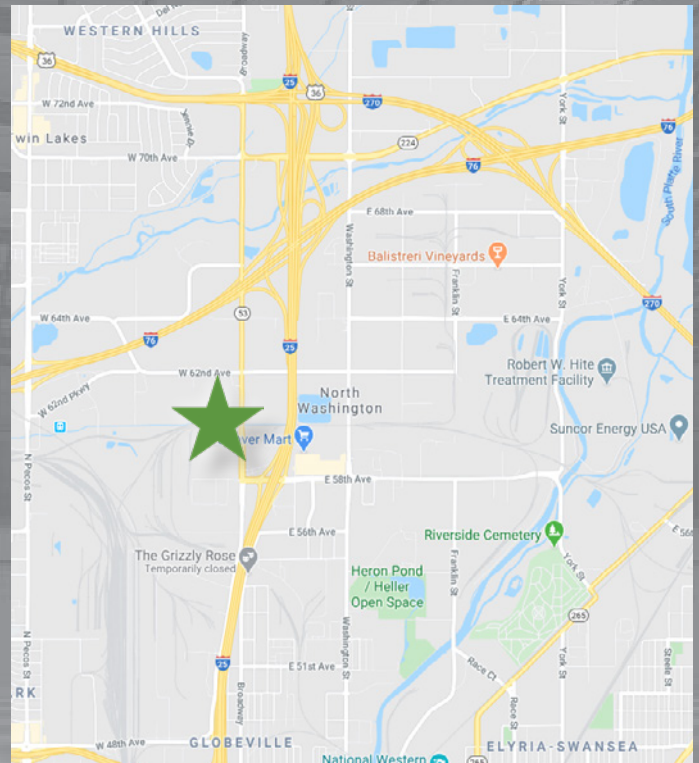
**FOR LEASE**

**5909-5915 Broadway**  
Denver, CO 80216

This property is in the enterprise zone with immediate highway access to I-70, I-25, I-76 and I-270. It has well distributed power and air lines and also rail spur. The facility has approximately 7,000 SF of newly installed Freezer/Cooler with (18) next-gen all temp units with fully insulated wall panels & new unit piping & cooling infrastructure.

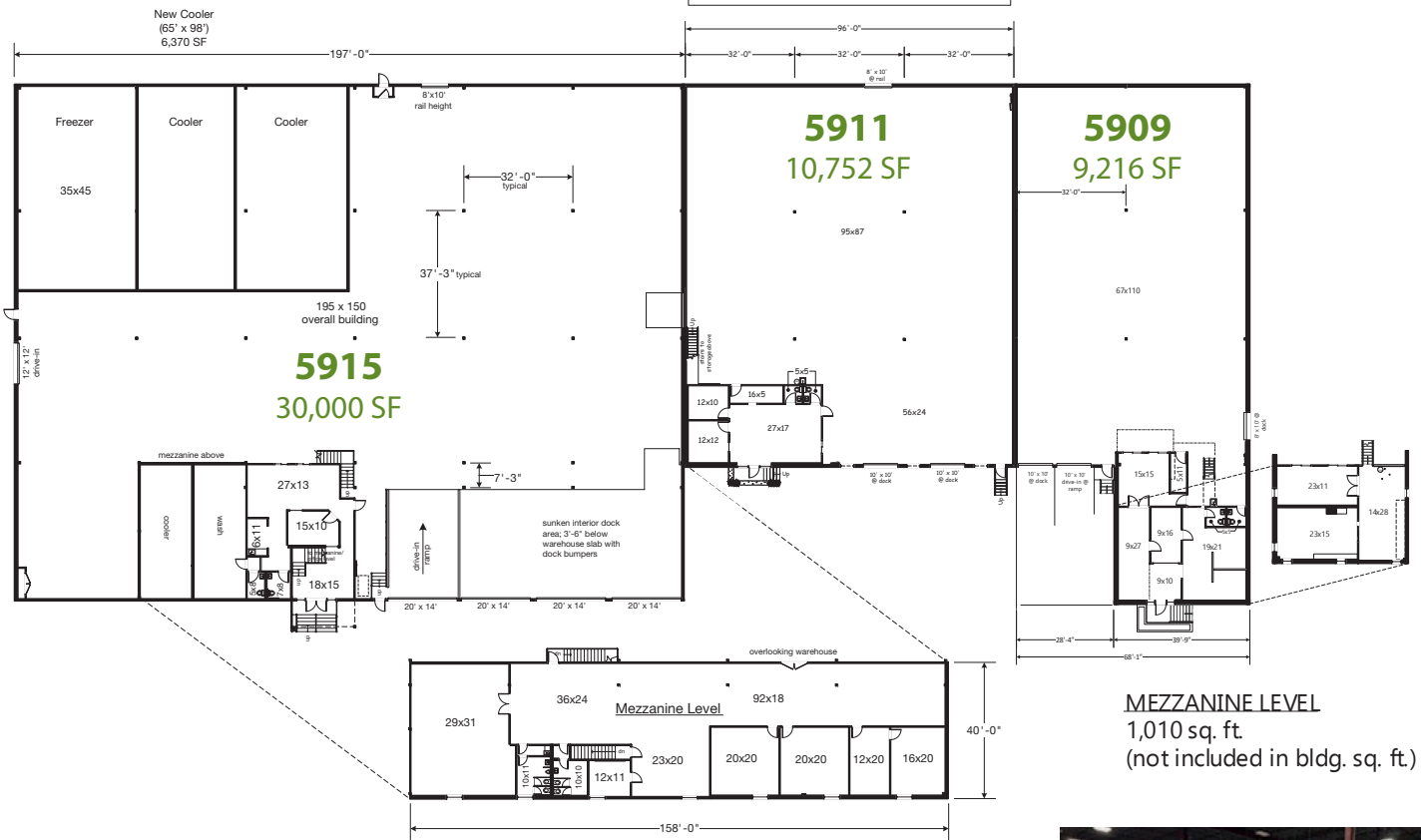
**Highlights**

- Available:** 9,216 SF - 49,968 SF  
(57,292 SF with Mezzanine)
- Main Level Office:** 968 SF - 3,669 SF
- Mezzanine Office:** 7,380 SF (Not Included in Rentable SF)
- Warehouse:** 7,753 SF - 46,243 SF
- Base Rent:** \$8.75/SF - \$11.00/SF NNN
- 2026 NNN:** \$5.31/SF
- Ceiling Height:** 24'-10"
- Loading:** 5 Drive-In Doors  
6 Dock Doors
- Sprinkler System:** Yes
- Electrical Service:** 800 Amps, 120/208 4W 3-Phase
- Yard:** Yes
- Zoning:** I-2



# Floor Space Plan

Approximate Square Footage:	
Office	968 sq.ft.
Warehouse	9,784 sq.ft.
<b>TOTAL</b>	<b>10,752 sq.ft.</b>



Unit 5911 and 5909 can be combined for 19,968 SF.



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