

355,676 SF Freestanding building with rail access and fenced truck yard on 14.61 acres



I-70 VPD: 241,000 VPD (2023 CDOT)



For Lease

11275 East 40th Avenue  
Denver, CO 80239

Lease Rate:  
**\$5.50/SF NNN**  
Operating Exp.:  
**\$1.47/SF**

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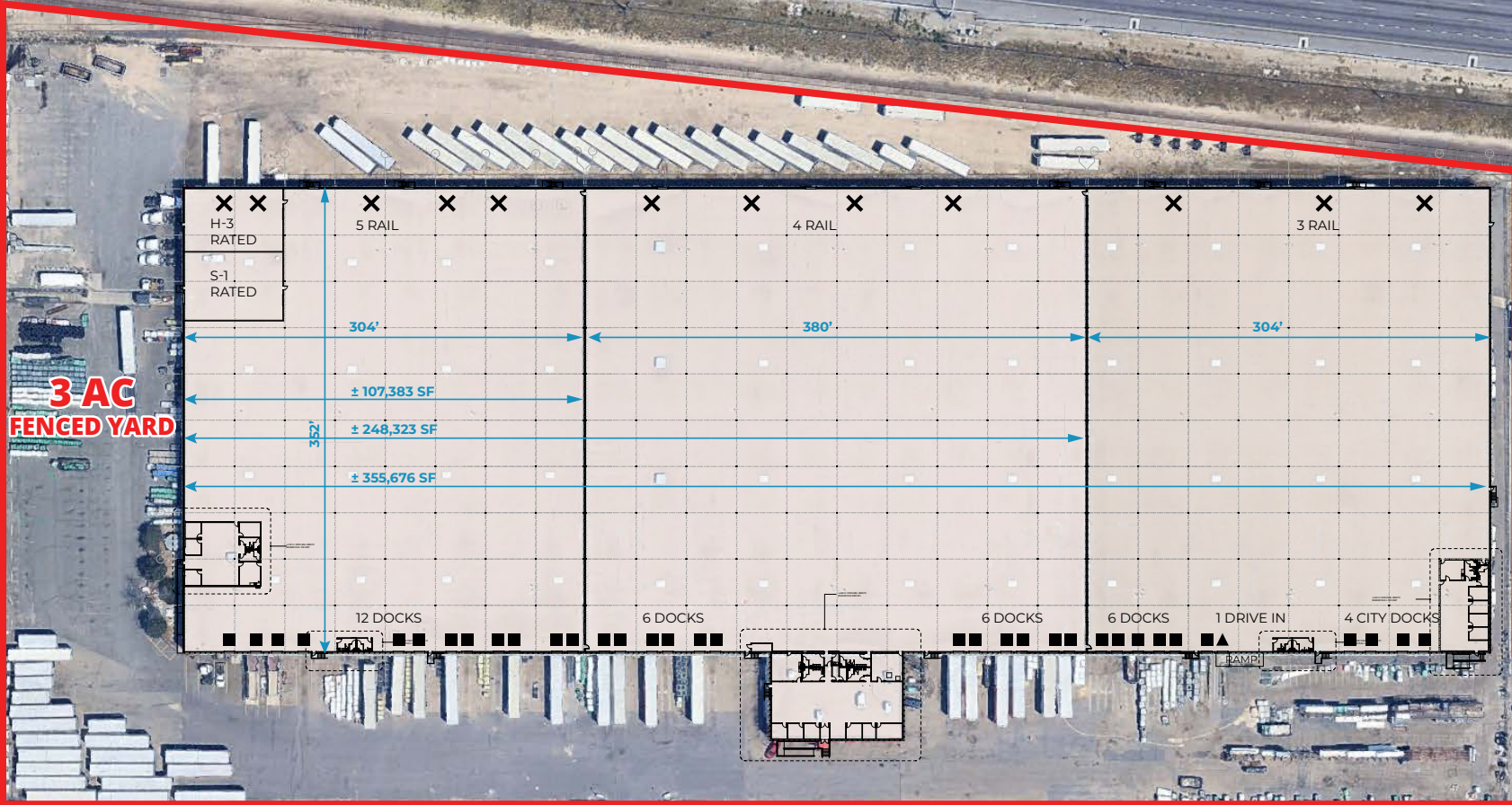
355,110 SF Freestanding Building



Available SF	355,676 SF
Divisible To	+/-107,383 SF
Office SF	+/-6,749 SF
Ceiling Heights	22'
Loading	34 Dock High Doors 12 Rail Doors 1 Drive-In Door
Outside Storage	±3 Acres Fenced (Back & West)
Rail	Union Pacific
Zoning	I-B; UO2 (DENVER)
Sprinkler	ELO System
Lighting	Motion Sensor LED
Total Site Size	14.61 Acres
Trailer Stalls	TBD
Power	1,200 Amp (TBV)
YOC	1969
Lease Rate	\$5.50/SF NNN
Operating Exp.	\$1.47/SF

# Site Plan

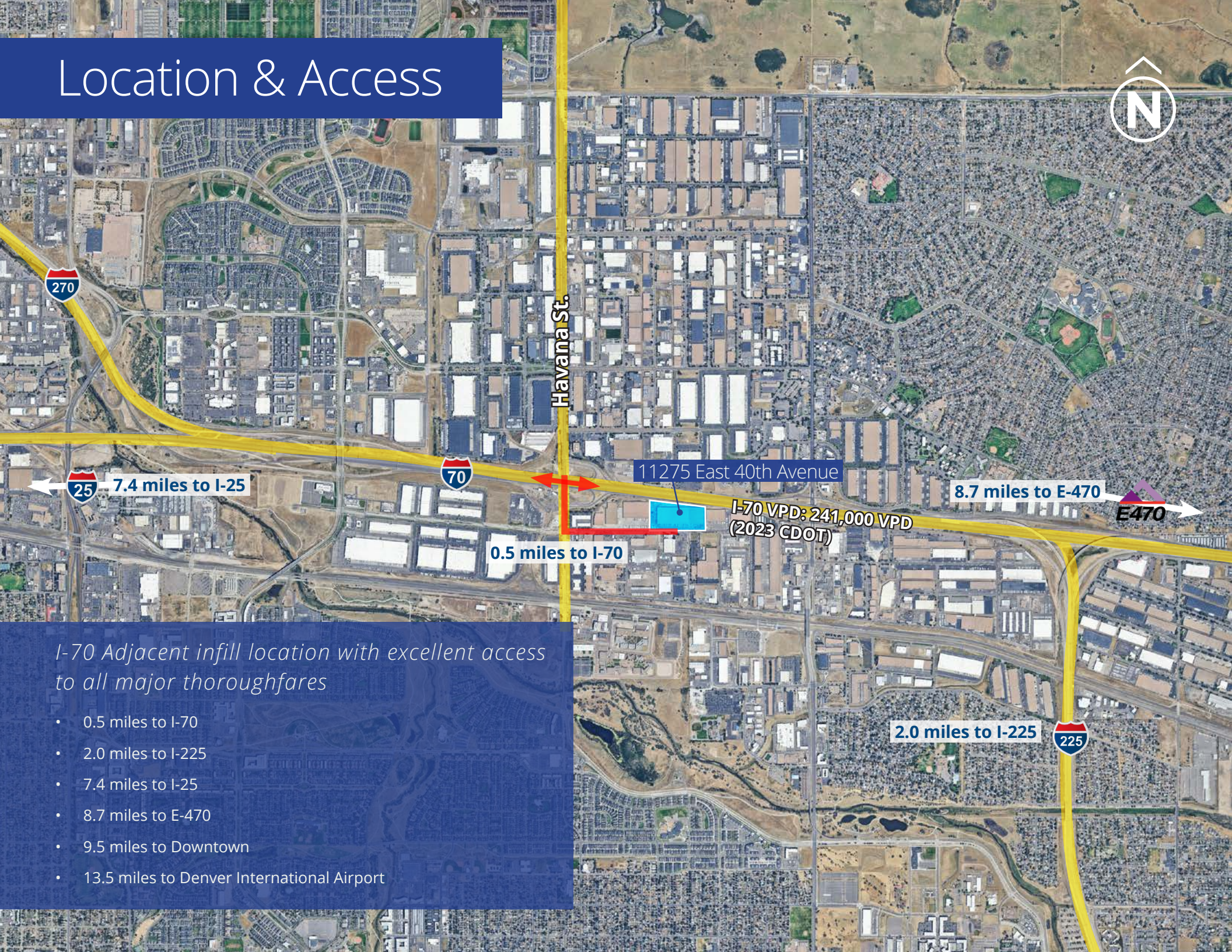
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## Highlights

- Access to entire Metro Denver population in 45 minute drive time, 68% in 30 minute drive time
- 1,000 ft of I-70 frontage providing visibility to over 240,000 VPD (2023 CDOT)
- Fully fenced and secure site
- Dedicated trailer parking
- Heavy industrial zoning permissive of outdoor storage
- 3,543 SF flammable liquid storage room (H-3 occupancy)
- 3,865 SF aerosol storage room (S-1 occupancy)

# Location & Access



270

25

7.4 miles to I-25

70

0.5 miles to I-70

11275 East 40th Avenue

I-70 VPD: 241,000 VPD  
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8.7 miles to E-470

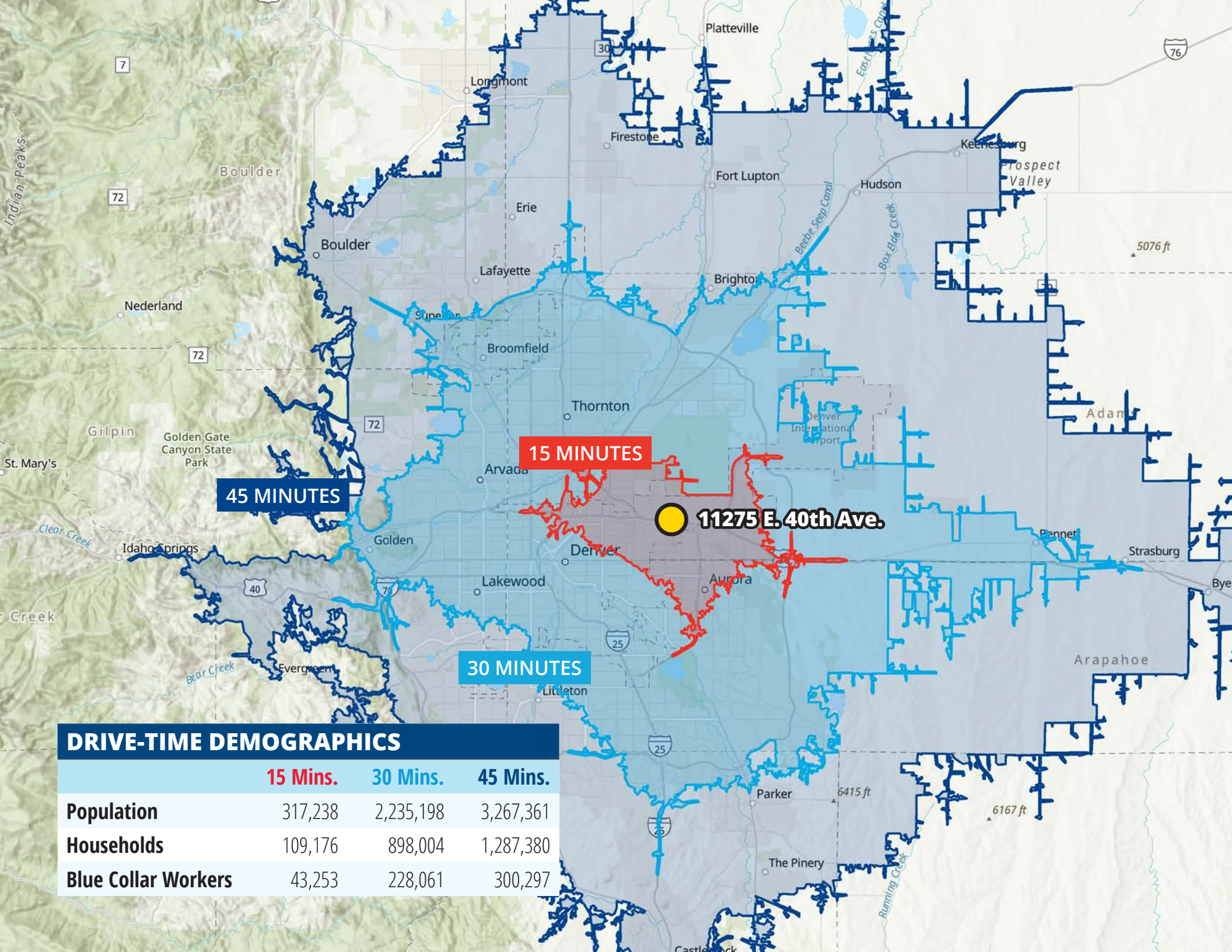
E470

2.0 miles to I-225

225

*I-70 Adjacent infill location with excellent access to all major thoroughfares*

- 0.5 miles to I-70
- 2.0 miles to I-225
- 7.4 miles to I-25
- 8.7 miles to E-470
- 9.5 miles to Downtown
- 13.5 miles to Denver International Airport



**15 MINUTES**

**45 MINUTES**

**30 MINUTES**

**11275 E. 40th Ave.**

<b>DRIVE-TIME DEMOGRAPHICS</b>			
	<b>15 Mins.</b>	<b>30 Mins.</b>	<b>45 Mins.</b>
<b>Population</b>	317,238	2,235,198	3,267,361
<b>Households</b>	109,176	898,004	1,287,380
<b>Blue Collar Workers</b>	43,253	228,061	300,297



**241,000 VPD  
(2023 CDOT)**



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