

FOR LEASE

# 500 WEST 53RD PLACE

Denver, CO 80216 (Located in Unincorporated Adams County)

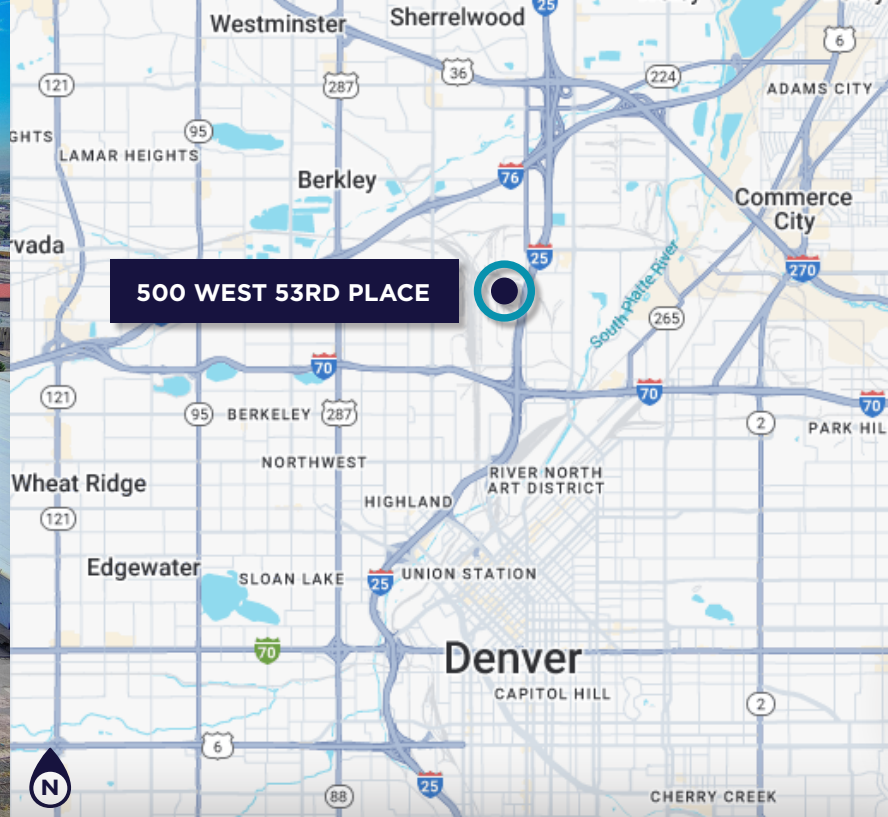


PRICE REDUCED! ~~\$8.95/SF NNN~~ \$7.50/SF NNN



## BUILDING SPECIFICATIONS

<b>Building SF</b>	±112,563 SF
<b>Available SF</b>	±48,099 SF
<b>Office SF</b>	±6,138 SF
<b>Lease Rate</b>	\$7.50/SF NNN
<b>Opex</b>	\$4.16/SF
<b>Site Size</b>	6.43 AC
<b>YOC</b>	1971 / Partially Renovated in 2020
<b>Structure</b>	Tilt up Twin-T & Brick Facade
<b>Parking</b>	55 Auto Stalls
<b>Yard</b>	±25,000 SF - Secured
<b>Ceiling Height</b>	18'
<b>Column Space</b>	30' x 42'
<b>Loading</b>	Four (4) Dock High Doors (Expandable to 6)
<b>Electrical</b>	3-Phase, 277/480 volt, 400 amps
<b>HVAC</b>	Office: Roof Mounted Warehouse: Radiant
<b>Sprinklered</b>	Yes
<b>County</b>	Unincorporated Adams County
<b>Zoning</b>	I-2



## PROPERTY HIGHLIGHTS



Central Location



Excess Yard and Parking



Located in Unincorporated Adams County



Excellent Access to I-25 & I-70

## CONTACT INFO

**Aaron Valdez, SIOR**

Executive Director

Direct +1 303 819 7333

aaron.valdez@cushwake.com

**Tyler Smith, SIOR, CCIM**

Executive Director

Direct +1 303 312 4296

t.smith@cushwake.com

**Alec Rhodes, SIOR**

Executive Director

Direct +1 303 312 4282

alec.rhodes@cushwake.com



1401 Lawrence Street | Denver, Colorado 80202 | +1 303 292 3700 | [cushmanwakefield.com](http://cushmanwakefield.com)

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