

12445 E. 39th Ave.
Denver, Colorado

M B R C

MICHAEL BLOOM
REALTY COMPANY



AVAILABILITY:

Suite 208/209 1,500 SF (\$19.20/SF GROSS)

Suite 504/505 2,200 SF (\$18/SF GROSS)

Suite 514 1,800 SF (\$18.60/SF GROSS)



PROPERTY DESCRIPTION:

39th Avenue Business Park is a multi-tenant light industrial property offering flexible office and warehouse suites. Located in Denver's Northeast Corridor with easy access to I-70, I-225, Downtown Denver, and Denver International Airport, it features drive-in loading, 14-foot clear heights, updated interiors, and ample parking for light industrial, distribution, and service businesses.

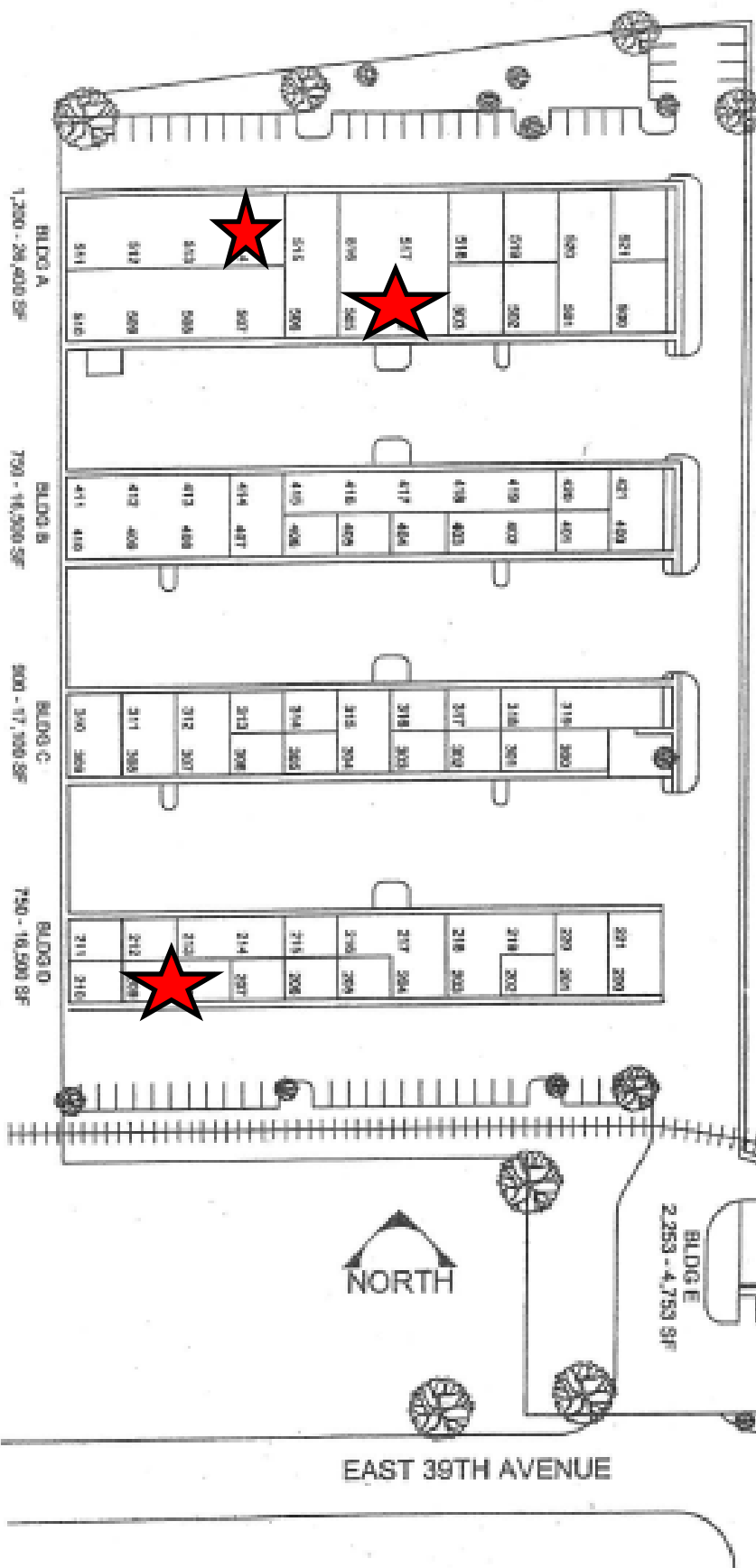
IMPORTANT FEATURES:

- Drive-In loading (10' x 10' & 10' x 12')
- 14' Clear height
- LED lighting & natural gas heat
- Ample surface parking
- 120/208V, 3-Phase power
- On-site management/leasing office
- Flexible lease terms

12445 E. 39th Ave.
Denver, Colorado

M B R C

39th Avenue Business Park
12445 E. 39th Avenue
Denver, CO 80239



Brokerage Disclosure

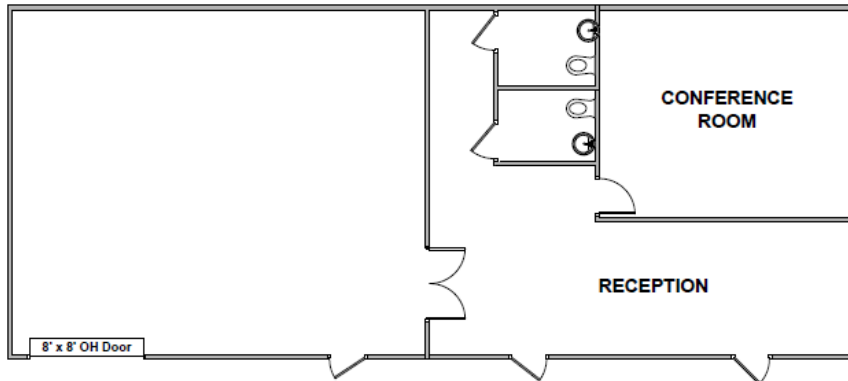


12445 E. 39th Ave. Denver, Colorado

M B R C

39th Avenue Business Park

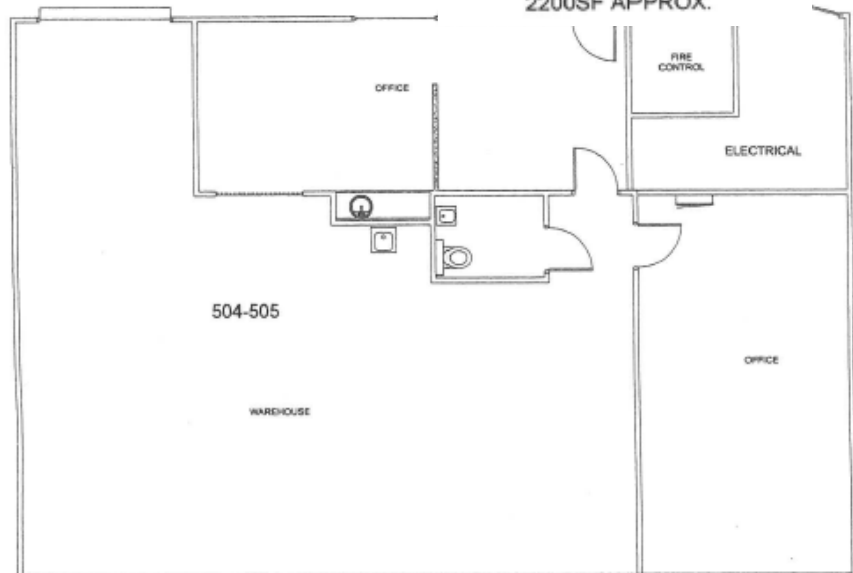
12445 E. 39th Ave.
Denver, CO 80239



SUITE 208/209

Approx. 1,500 SF

39TH AVE BUSINESS PARK
12445 E 39TH AVE
SUITE 504-505
2200SF APPROX.



12445 E 39TH AVE
SUITE 514
1800SF APPROX

