



# UPLAND

## DISTRIBUTION CENTER II

**BUILDING 5**

**END CAP UNIT | EXCELLENT I-70 VISIBILITY**



**12850 E. 40TH AVENUE**  
**UNIT 117 | DENVER, CO 80239**

### BUILDING HIGHLIGHTS

- Convenient access to Metro Denver via I-70 & I-225
- Excellent I-70 visibility with 165,000 VPD
- Strategically located less than 15 miles from DIA & Downtown Denver
- Ample amenity base
- Ideally configured unit with Dock High and Drive-In loading
- Potential rail served unit (rail provider agreement needed)

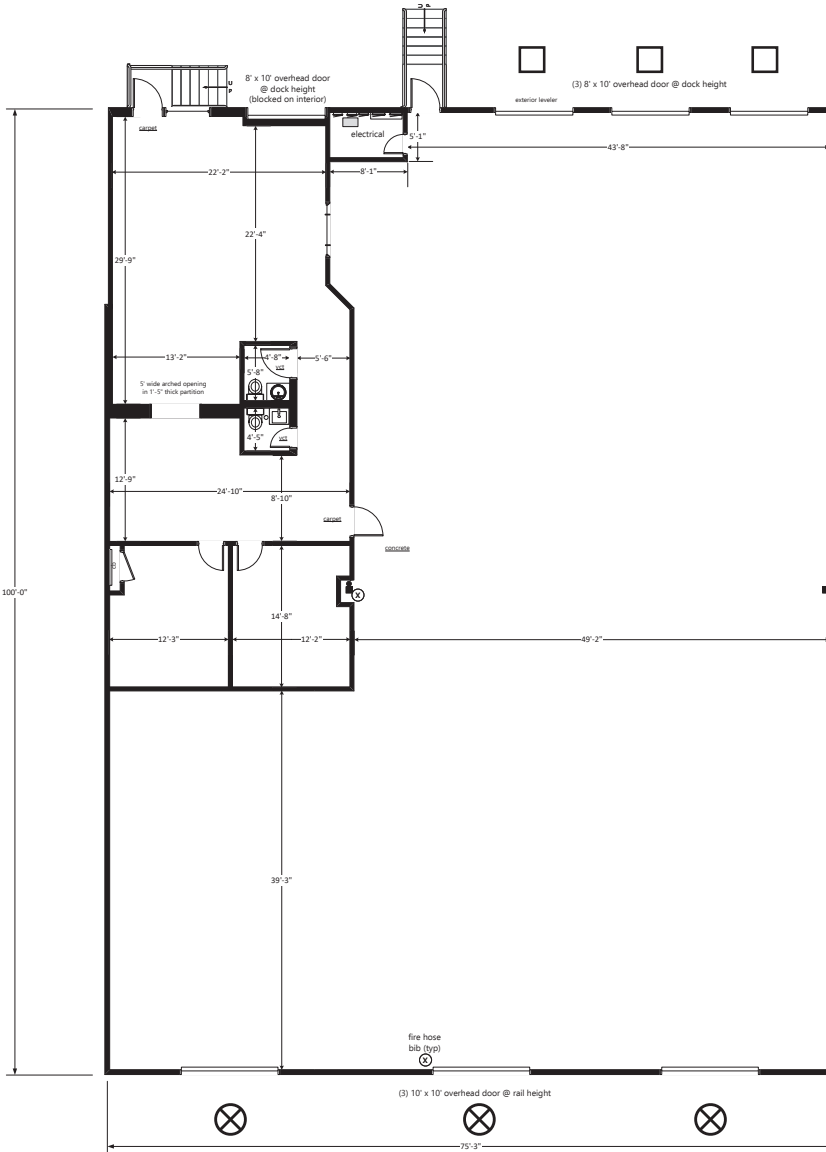
### BUILDING DETAILS

Available:	7,500 SF
Office SF:	1,470 SF
Zoning:	I-B
Loading:	3 - 8'x10' Dock High Doors 3 Rail Doors
Power:	TBV
Clear Height:	+/- 20' 6"
Sprinklers:	Yes
Expenses:	\$3.11/SF (2026 Est.)
Lease Rate:	\$8.25/SF NNN
Occupancy Date:	30 Days

**ACTIVE RAIL SPUR**

# BUILDING 5 | UNIT 117

## 7,500 SF



- 3 Dock High (8'x10')
- ⊗ 3 Rail Served Dock High



**COLLIERS**  
4643 S. Ulster Street, Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888

**T.J. SMITH, SIOR**  
+1 303 283 4576  
tj.smith@colliers.com

**NICK RICE**  
+1 720 833 4620  
nick.rice@colliers.com

**TOM STAHL, SIOR**  
+1 303 283 4572  
tom.stahl@colliers.com

**NICHOLAS NASHARR**  
+1 303 283 4563  
nicholas.nasharr@colliers.com



Copyright © 2021 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.