



Industrial Space For Lease

Building Highlights

- > Access via I-70 and Quebec St.
- > Located in Enterprise Zone
- > Offers both Drive-In and Dock High Loading
- > Radiant Heat in Warehouse

Airport Business Center

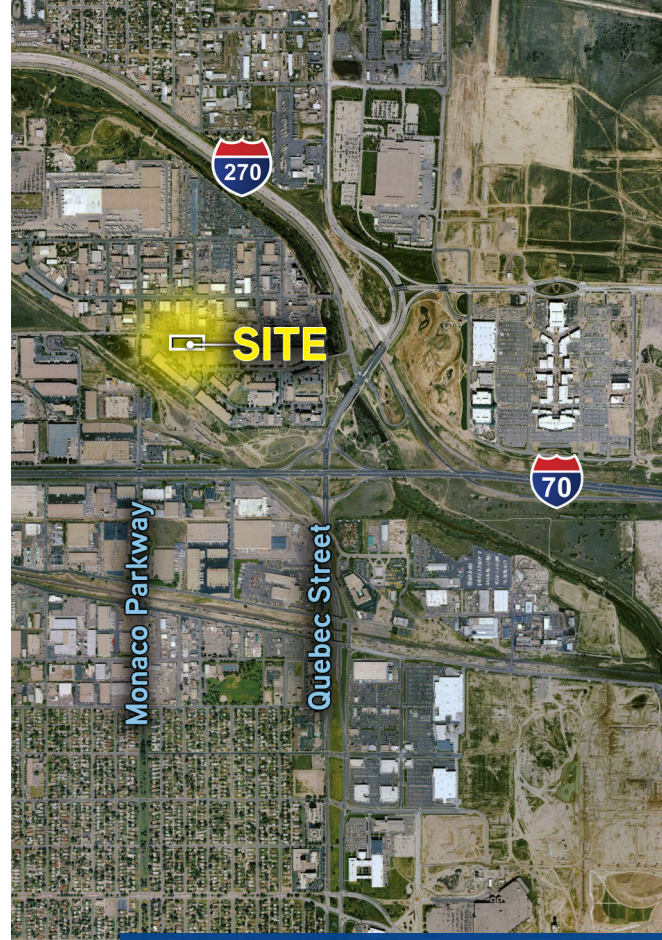
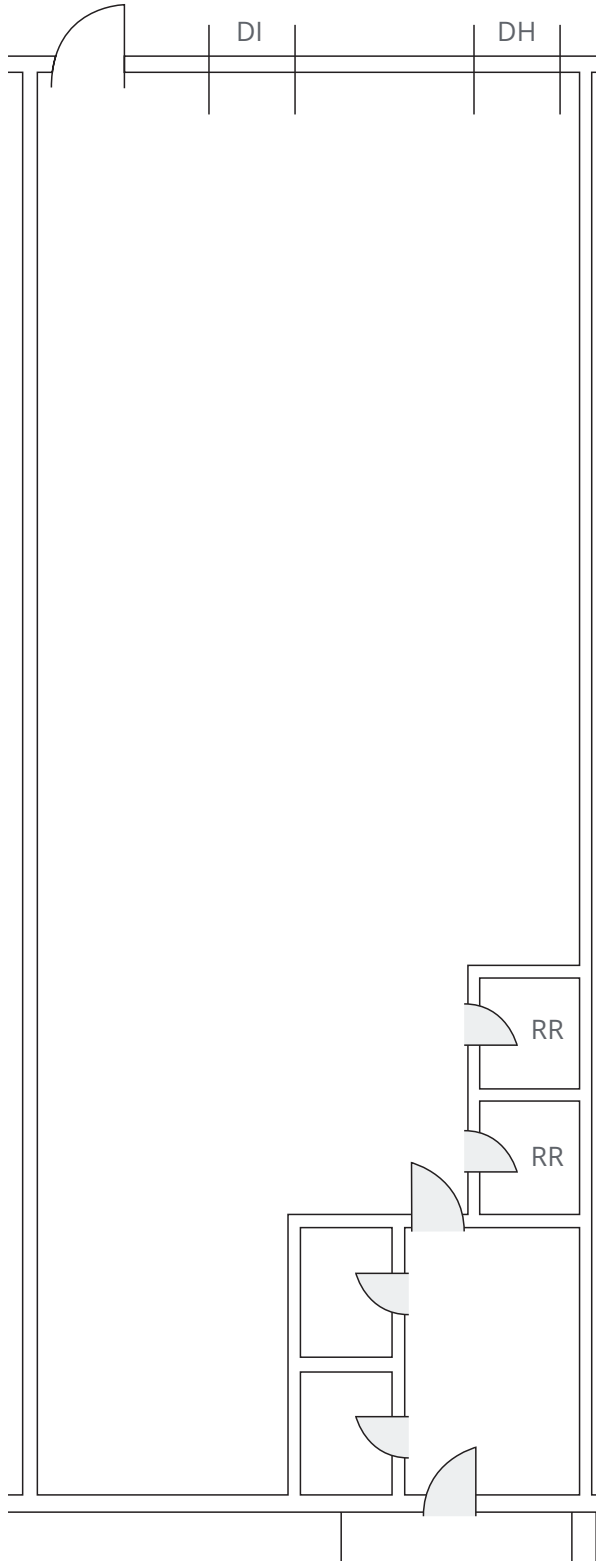
6804 E. 48th Avenue, Unit D | Denver, CO 80216

Building Information

Project Size:	46,464 SF
Unit Size:	5,808 SF
Lease Rate:	\$10.00/SF NNN
Est. 2025 Op. Ex.:	\$5.20/SF
Loading:	One (1) Dock High and One (1) Drive-In
Ceiling Height:	14'
Zoning:	I-2
Electric Service:	200 Amp, 208/120 Volt, 3-Phase
City/County:	Denver/Denver
Available:	Immediately

For Lease

6804 East 48th Avenue Unit D 5,808 SF



Contact us:

T.J. Smith, SIOR

Principal
+1 303 283 4576
tj.smith@colliers.com

Matt Keyerleber

Principal
+1 720 284 7100
matt.keyerleber@colliers.com



BROKERAGE
DISCLOSURE

Colliers

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