

DENVER BUSINESS CENTER

CENTRAL I-70 SUBMARKET

5301 Peoria Street
Denver, CO 80239



FOR LEASE

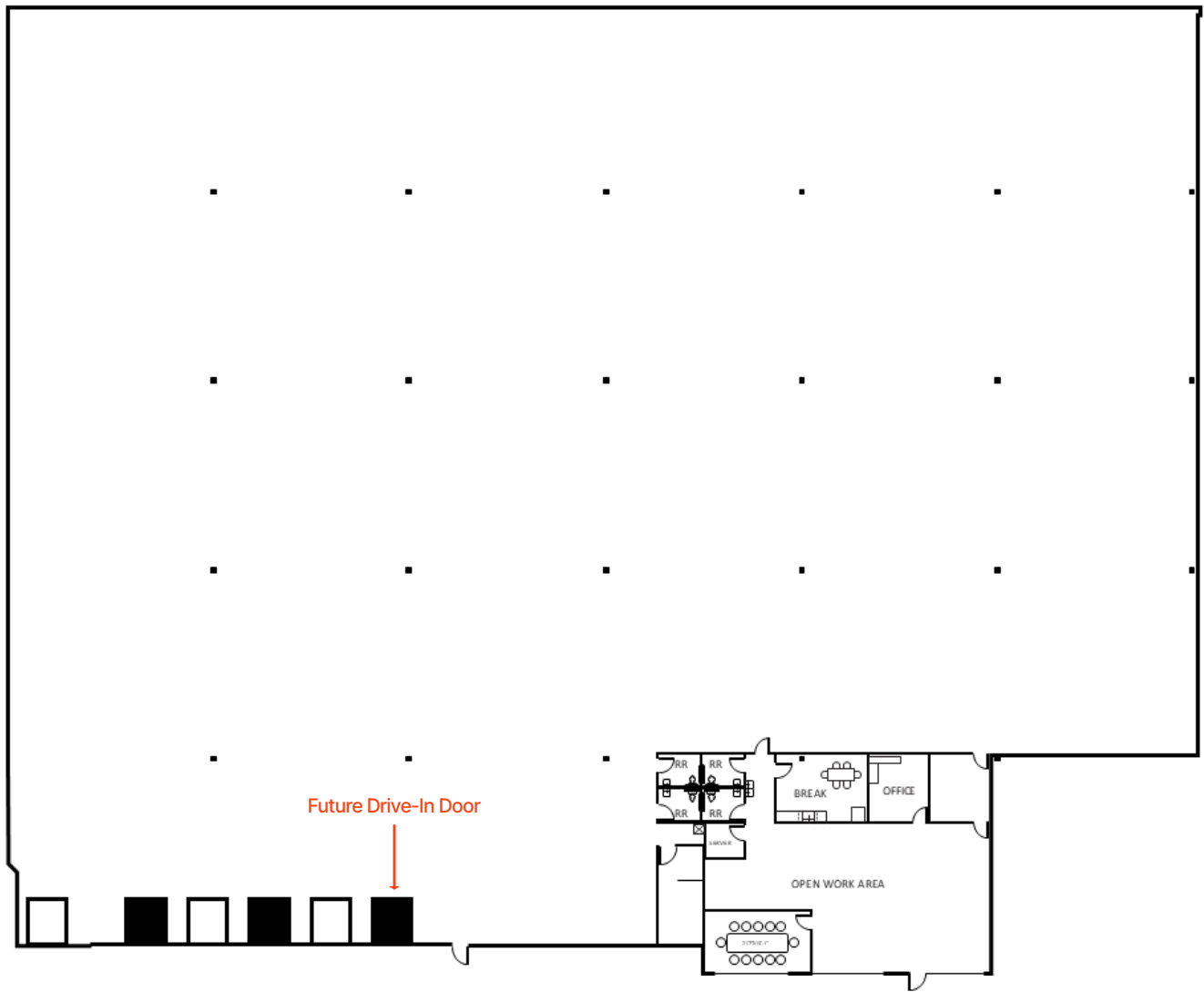
UNIT D

±45,630 SF



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UNIT D

Available SF	±45,630 SF
Office SF	±2,700 SF
Loading	Six (6) Dock High Doors (3 with Levelers) Future Drive-In Door
Clear Height	±25'
Sprinklers	ESFR
Power	3-Phase, 480V
Zoning	I-1 (City & County of Denver)
Operating Expenses	\$3.20/SF (Est. 2026)



PROPERTY HIGHLIGHTS

5301 Peoria Street is a Class A distribution building located in the established industrial park of Montbello. Close proximity to I-70, I-225, I-25, and I-270 provides robust interstate access for Tenants looking to service the Greater Denver area.

- Easy access to I-70, I-225 and I-270
- 12 Minutes to Downtown & 15 minutes to Denver International Airport
- Cross-Dock and Front Park Configuration options
- High visibility from Peoria Street

CONTACT INFORMATION

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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