

# Industrial Warehouse with Drive-In Door

## FOR LEASE



7501 York Street, Unit C-2, Denver, CO 80229 (Unincorporated Adams County)

### PROPERTY INFORMATION

### HIGHLIGHTS

**Available:** 5,000 Sq. Ft.  
**Lease Rate:** \$11.25/SF + NNNs  
**Term:** 5 Years preferred  
**Ceiling Height:** 16' - 22'  
**Power:** 200- amp, 120/280-volt, 3-phase  
**Year Built:** 2007  
**Zoning:** I-1 Industrial Zoning (Located in Adams County Enterprise Zone)  
**\*\*Fire Sprinklered Throughout**

- 1 Drive-In Door – 14' high x 12' wide (includes automatic door operator)
- One (1) Floor Trench Drain
- Utility Sink in Shop
- HVAC in Office and Gas Furnace in Warehouse
- Ample Parking
- Easy Access to I-25, I-270, I-76 and I-70

## Contact Information

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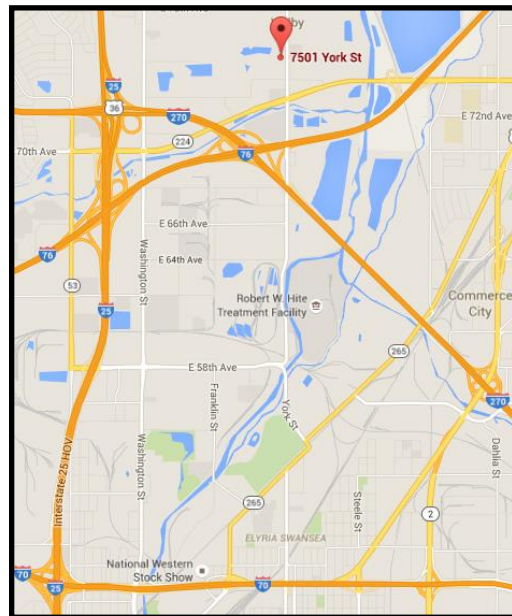
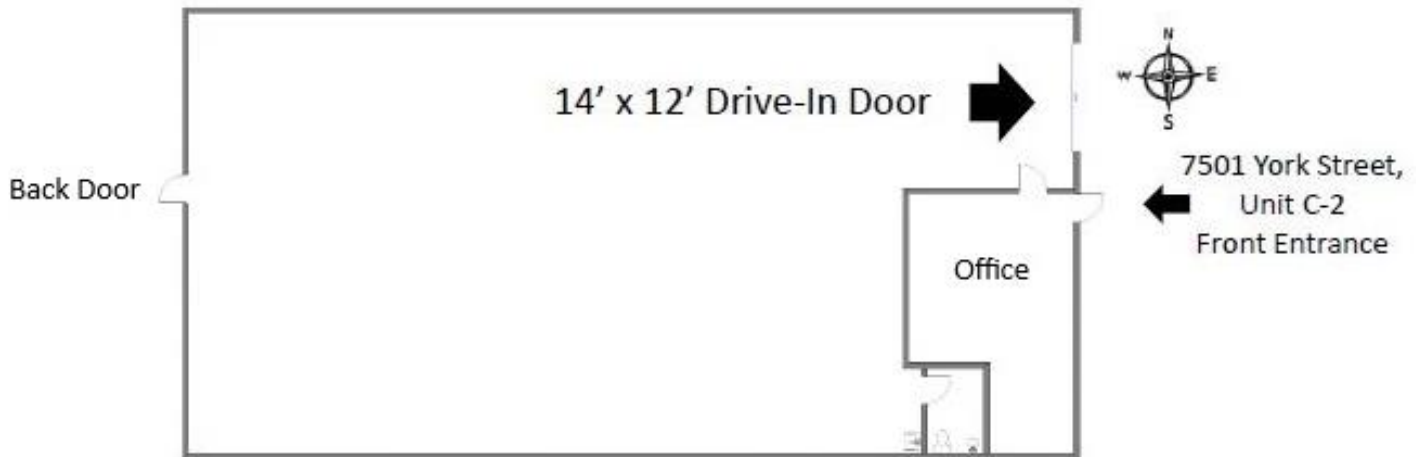
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All information furnished in this presentation regarding this property for lease has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions.



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