

INDUSTRIAL SPACE FOR LEASE

95,877 SF

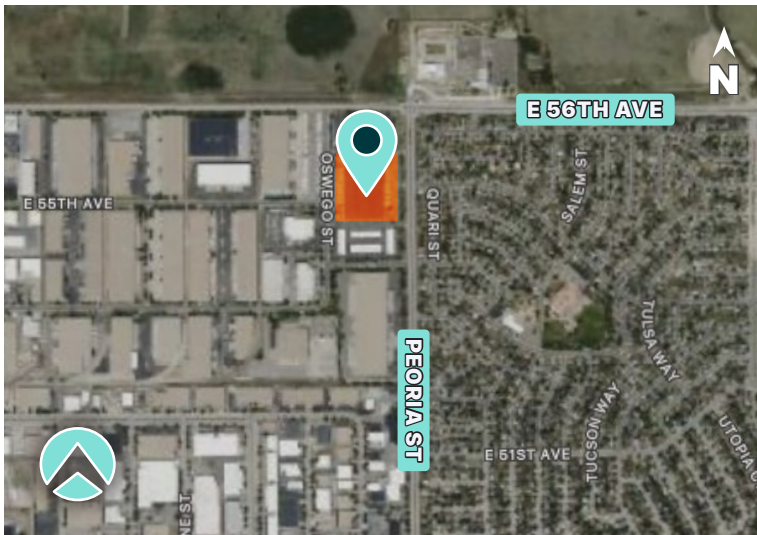


5501 Peoria St., Suite 100
Denver, CO 80239

Peoria Distribution Center



Cross-Dock Configuration



- Rare cross-dock configuration in this footprint
- Located within major distribution hubs
- Easy Access to I-70, I-25 and I-225
- Infill property with large fenced yard
- 18 minutes to Denver International Airport and 20 from Downtown Denver

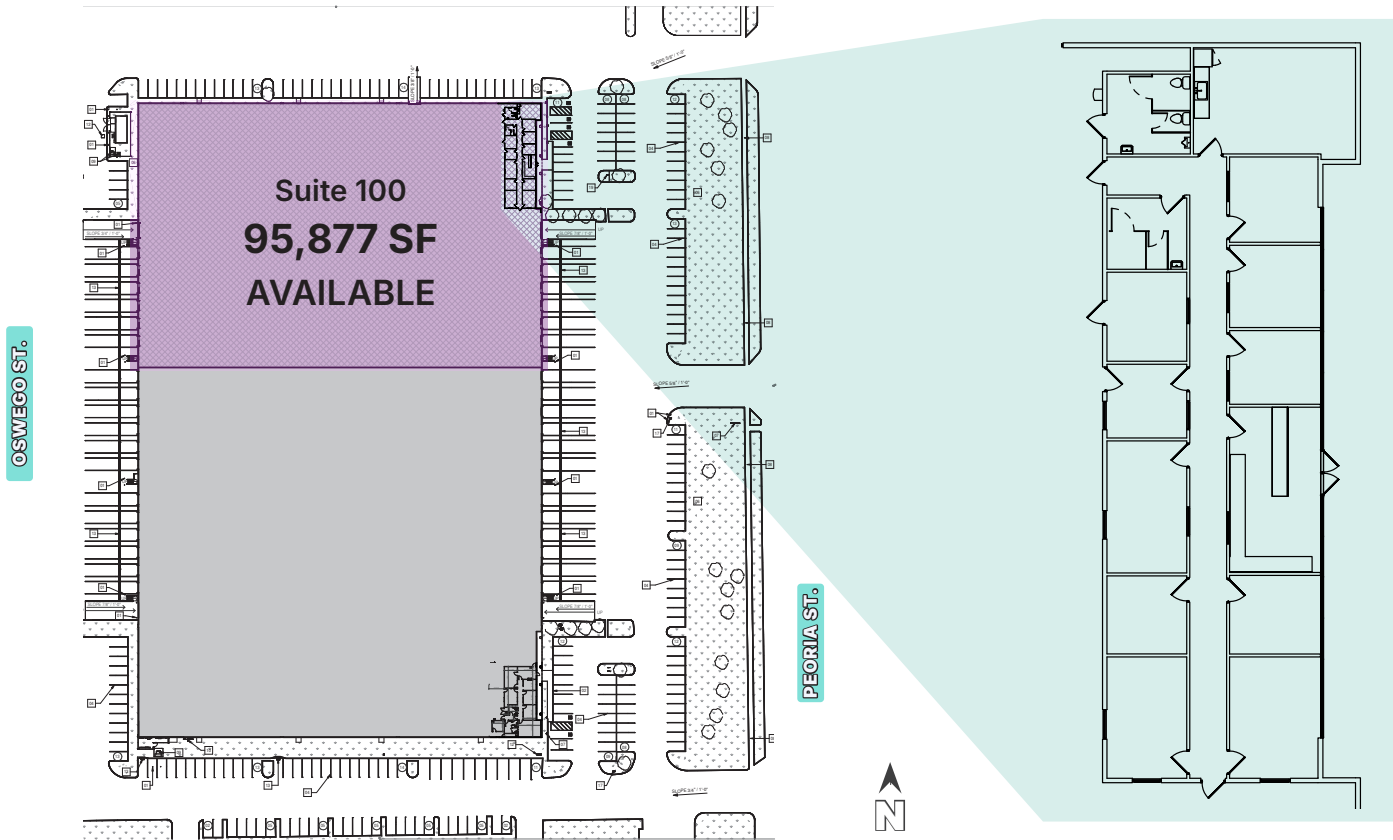
Property Features

Available Space	± 95,877 SF (divisible to 47,939)
Office Space	± 2,261 SF
Clear Height	29'
Column Spacing	47'x50'
Dock High Doors	12 (All with EOD levelers)
Drive-in Doors	3 (14'x16')
Trailer Parking Spaces	Up to 145
Car Parking Spaces	± 125 (1.3:1,000 SF)
Electrical Service	1,200A; 480V; 3 Phase (TBV)
Sprinkler System	ESFR; K-14 Heads w/75 PSI
Lighting	LED Motion Sensor
Base Rate	Contact Brokers

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