



UPLAND

DISTRIBUTION CENTER II

BUILDING 5

END CAP UNIT | EXCELLENT I-70 VISIBILITY



165,000 VPD

12850 E. 40TH AVENUE
UNIT 1 | DENVER, CO 80239

BUILDING HIGHLIGHTS

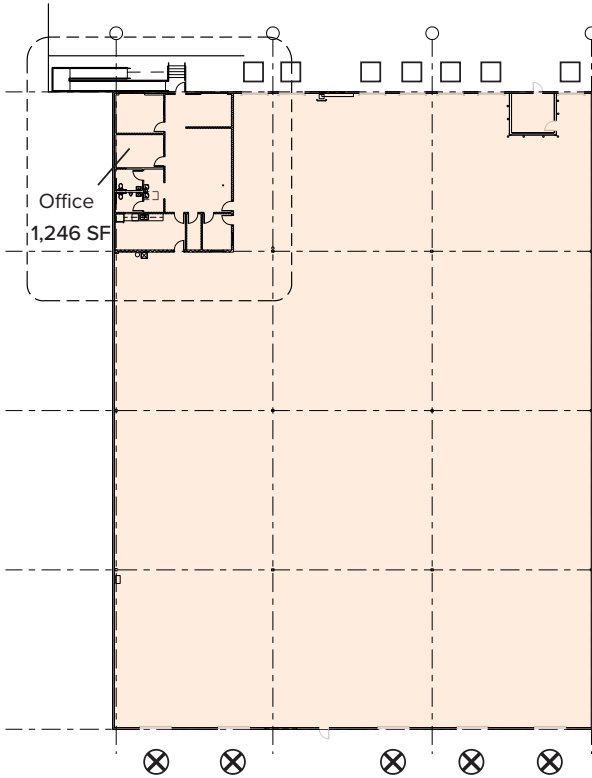
- Convenient access to Metro Denver via I-70 & I-225
- Excellent I-70 visibility with 165,000 VPD
- Strategically located less than 15 miles from DIA & Downtown Denver
- Ample amenity base
- Ideally configured unit with Dock High and Drive-In loading
- Newly finished office space
- Potential rail served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

BUILDING DETAILS

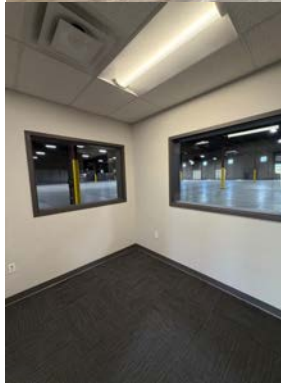
Availability Date:	Immediately
Available:	30,000 SF
Office Area:	1,246 SF
Zoning:	I-B
Loading:	7 8'x10' Dock High Doors 5 Rail Doors
Power:	200 Amps (120/240V) 200 Amps (277/480V)
Clear Height:	+/- 20' 6"
Sprinklers:	CMSA Sprinkler System Tyco Ultra K-17 Sprinklers Density - 0.79/1,250 SF Click for link
Column Spacing:	50'x50' (typical)
Expenses:	\$3.11/SF (2026 Est.)
Lease Rate:	Call Broker

BUILDING 5 | UNIT 1

30,000 SF



- 7 Dock High (8'x10')
- ⊗ 5 Rail Served Dock High



CONTACT US:

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

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



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.