

**NORTH DENVER'S MOST ACCESSIBLE AND PRIME LOCATION**

*DIRECT YOUR CUSTOMERS  
EASILY BY SAYING,  
"I-76 AND PECOS"*

# **AVAILABLE FOR LEASE**

1350 WEST 62ND AVE., DENVER, COLORADO 80221  
**31,060 SF** TOTAL BUILDING SIZE



**HIGHLY VISIBLE FROM I-76 • LOCATED 1 MILE FROM I-25 • CLOSE PROXIMITY TO LIGHTRAIL & PUBLIC TRANSIT**

DEVELOPER/LESSOR



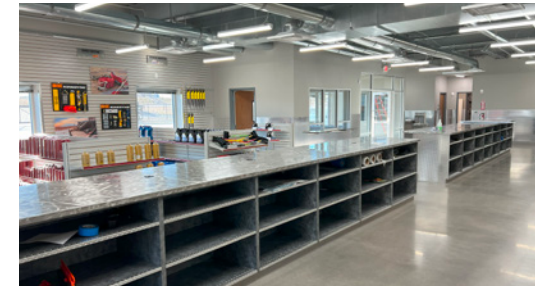
[www. Lease1350.com](http://www.Lease1350.com)

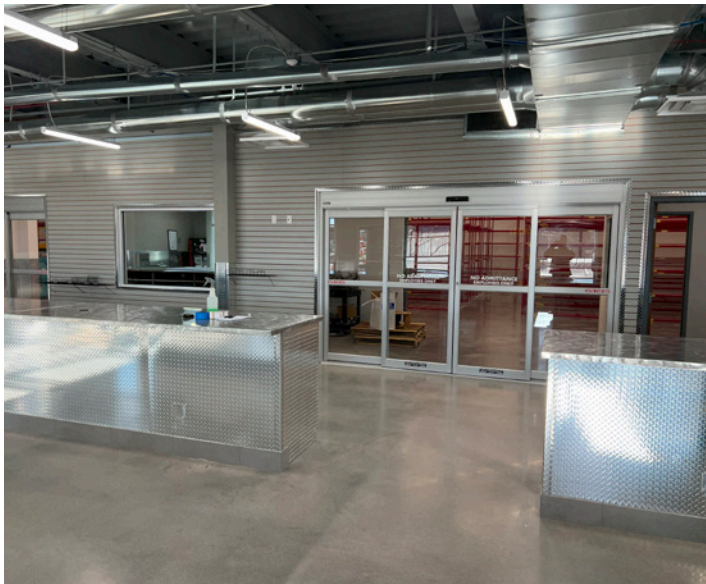
**BE SEEN DAILY BY +/- 166,000 VEHICLES ON I-76**

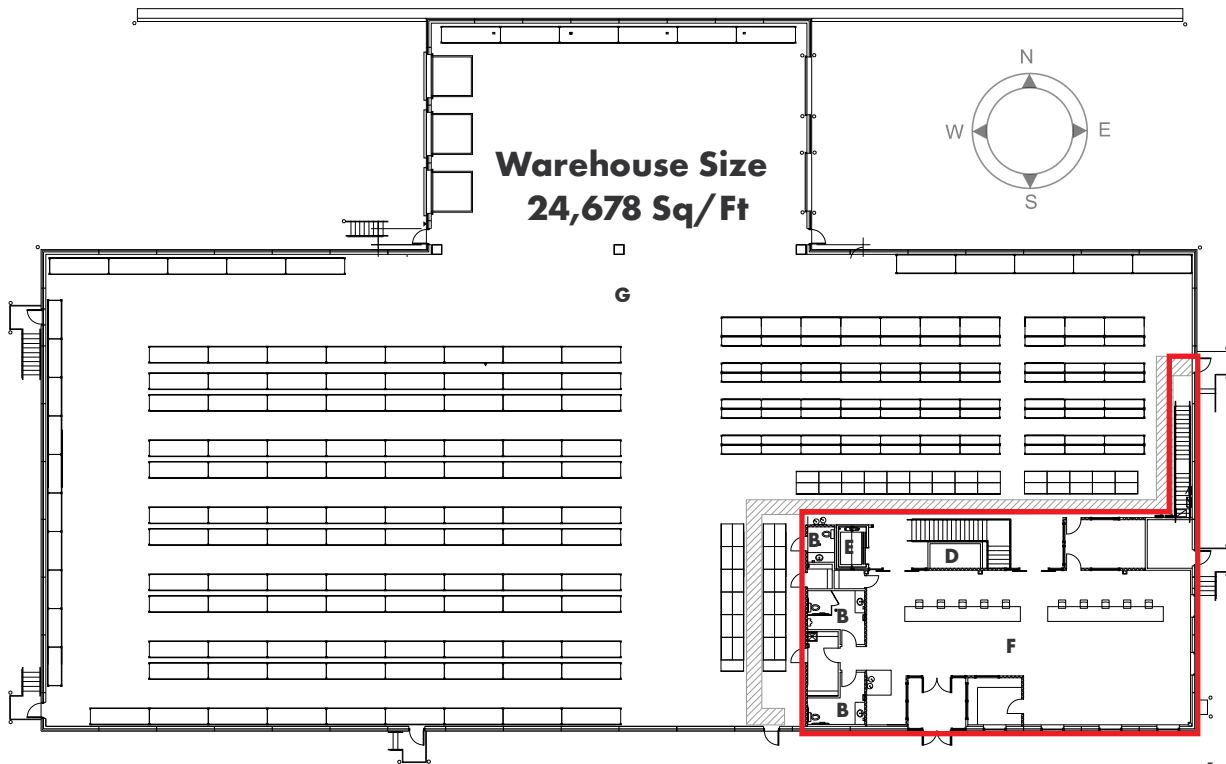
# BUILDING SPECS

Lot Size	3.8 Acres
Total Building Size	31,060 Sq/Ft
Warehouse Size	24,678 Sq/Ft
1st Floor Retail/Office	3,162 Sq/Ft
2nd Floor	3,220 Sq/Ft
Dock High Doors	3
Dock High Doors Size	9' W x 10' H
Drive Up Doors	2
Drive Up Doors Size	12' W x 14' H
Clear Height	28 ft

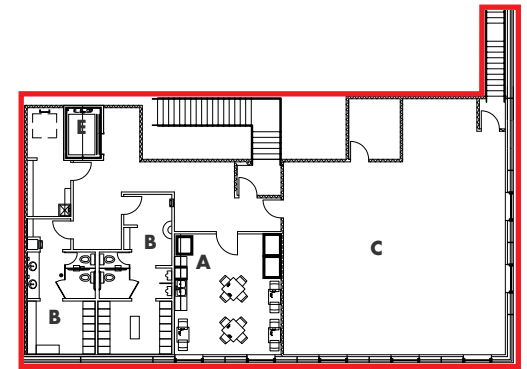
- ✓ ESR Fire Sprinkler
- ✓ No Interior Columns
- ✓ Fully Fenced Perimeter w/ Electric Gate
- ✓ High Pile Racking (included/optional)
- ✓ Crown Wire Guided Turret System (turret not included)
- ✓ Wired for building signage (all sides)







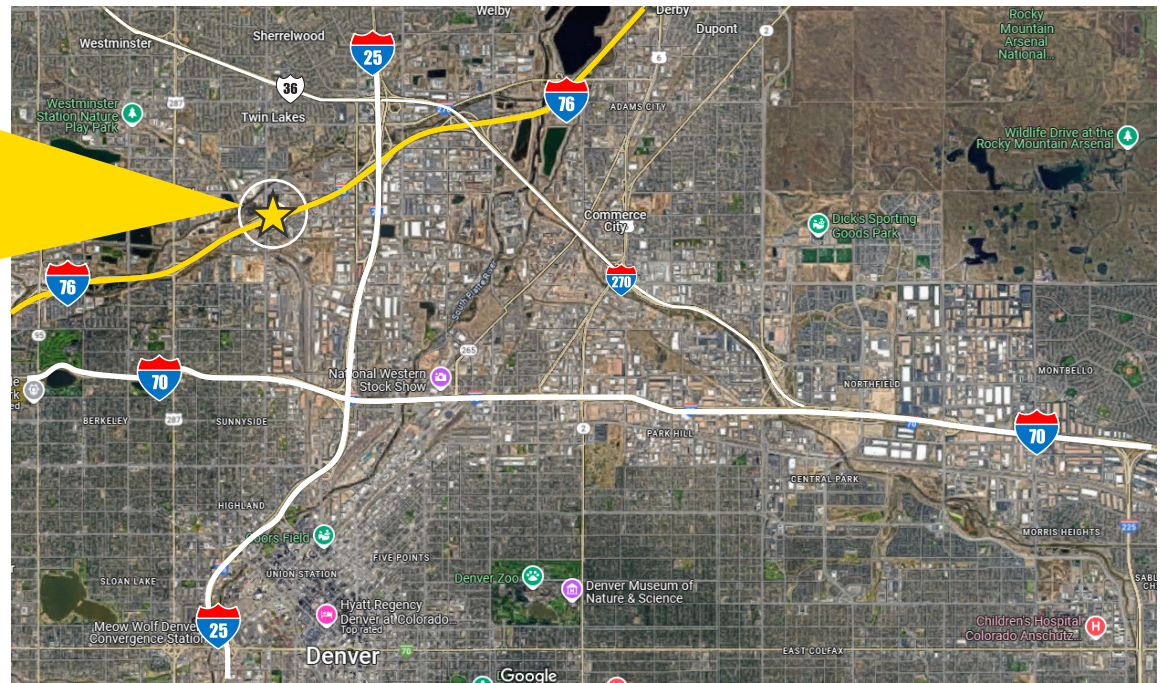
- Break Room - **A**
- Restrooms - **B**
- Open Space - **C**
- Office - **D**
- Elevator - **E**
- Retail - **F**
- Warehouse - **G**



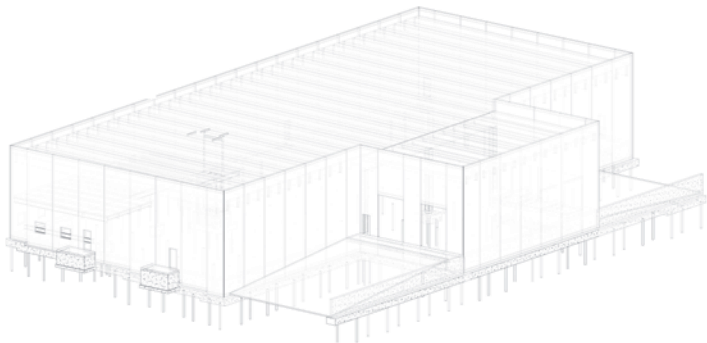
**TOP FLOOR: 3,220 Sq/Ft**

**GROUND FLOOR: 3,162 Sq/Ft**

**+/- 166,000 VEHICLES  
PER DAY ON I-76**



**www.Lease1350.com**





# CONTACT

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**31,060 SF**

TOTAL BUILDING SIZE



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