

# UPLAND

## DISTRIBUTION CENTER II

**BUILDING 5**

**END CAP UNIT | EXCELLENT I-70 VISIBILITY**



**12850 E. 40TH AVENUE**  
**UNIT 117 | DENVER, CO 80239**

### BUILDING HIGHLIGHTS

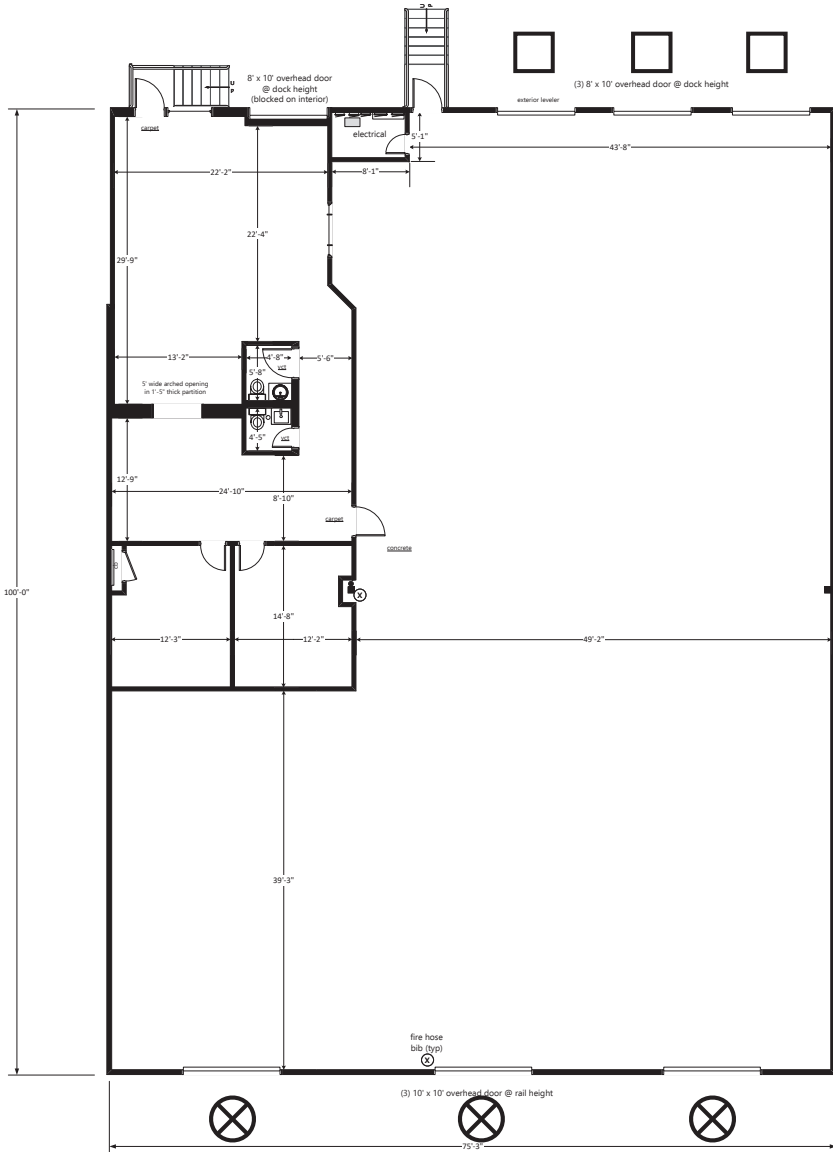
- Convenient access to Metro Denver via I-70 & I-225
- Excellent I-70 visibility with 165,000 VPD
- Strategically located less than 15 miles from DIA & Downtown Denver
- Ample amenity base
- Ideally configured unit with Dock High and Drive-In loading
- Potential rail served unit (rail provider agreement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

### BUILDING DETAILS

|                    |  |
|--------------------|--|
| Availability Date: | 9/1/2026   |
| Available:         | 7,500 SF   |
| Office Area:       | 1,470 SF   |
| Zoning:            | I-B  |
| Loading:           | 3 - 8'x10' Dock High Doors<br>3 Rail Doors   |
| Power:             | TBV  |
| Clear Height:      | +/- 20' 6"   |
| Sprinklers:        | CMSA Sprinkler System<br>Tyco Ultra K-17 Sprinklers<br>Density - 0.79/1,250 SF<br><a href="#">Click for link</a> |
| Column Spacing:    | 50'x50' (typical)  |
| Expenses:          | \$3.11/SF (2026 Est.)  |
| Lease Rate:        | Call Broker  |

# BUILDING 5 | UNIT 117

## 7,500 SF



□ 3 Dock High (8'x10')

⊗ 3 Rail Served Dock High



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