



# For Sublease

8,425 SF

7003 E 47<sup>th</sup> Ave Dr | Denver, CO 80216

Sublease Term Through 11/30/2028



**Tenant Incentive: 2 Months Free Base Rent**

## Property Facts

Building SF	51,200 SF
Available	8,425 SF
Office SF	±2,200 SF
Clear Height	21'
Loading	2 Dock-High Doors 1 Drive-Ins Doors
Zoning	I-A
Sprinkler	Yes
Power	TBV
YOC	1997
OPEX	\$5.44/SF (2026 est.)

## Small Bay Industrial Available for Sublease - 8,425 SF

### Property Highlights

- Excellent location with immediate access to I-70 and I-270
- Updated, high-quality office finishes
- LED lights throughout warehouse
- Dock-high and drive-in loading
- Sublease term is through 11/30/2028
- Available in 30 days

[View 360 Tour](#)

For Sublease Information, please contact:

**Buzz Miller**

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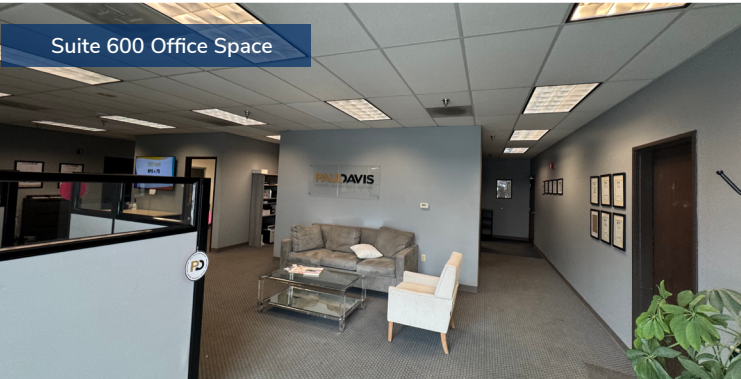
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Suite 600 Warehouse



Suite 600 Office Space



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