

Industrial Space For Lease

3 Months Free Base Rent
On A New 5 Year Signed Lease*

AUTOMATED GATE AND FENCED PARKING/LOADING COURT

Highlights

- > Easy Access to I-70 and I-25
- > Central Denver Location
- > Fenced Loading Courtyard / Gated Entrance
- > Brand New Office Finishes
- > Newly Installed Solar Panels

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Denver Core Industrial 5050 Fox Street | Unit E Denver, CO 80216

Property Overview

Available:	60 Days
Unit Size:	4,714 SF
Office Size:	+/- 800 SF
Lease Rate:	\$11.95/SF NNN
2026 Op. Ex.:	\$5.91/SF
Clear Height:	14'9"
Loading:	Two (2) Drive-In Doors
Sprinklered:	Yes, Standard Wet System
Power:	3-Phase (TBV)
Zoning:	I-B, UO-2

**Subject to certain terms and conditions, including in part new tenant taking occupancy and rent commencement prior to March 31st, 2026.*

Pricing, terms, and availability are subject to change and/or withdrawal without notice.

For Lease

DOWNTOWN
DENVER



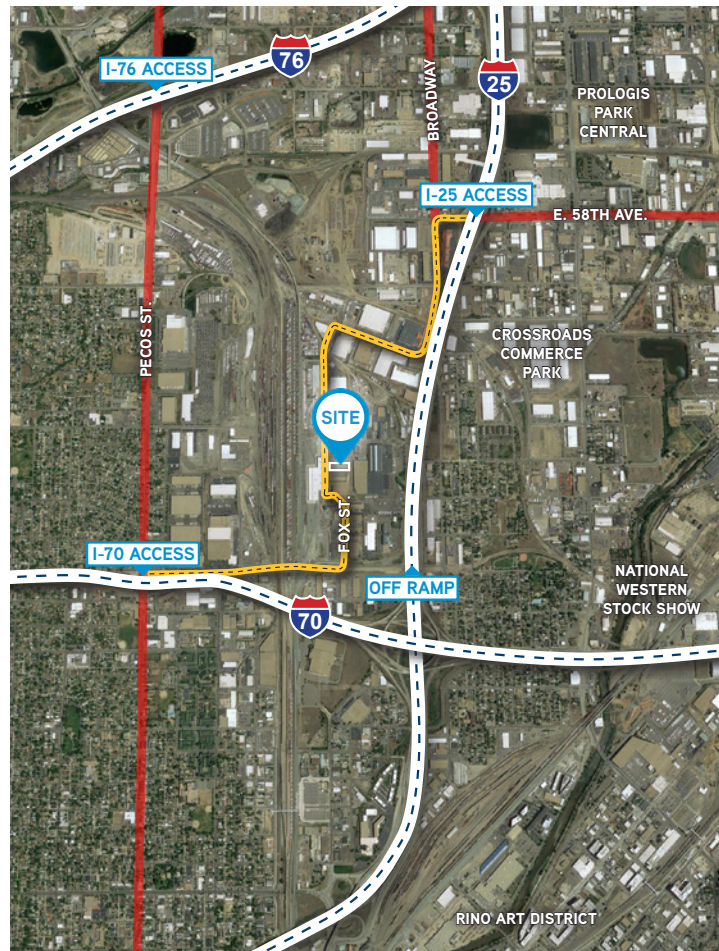
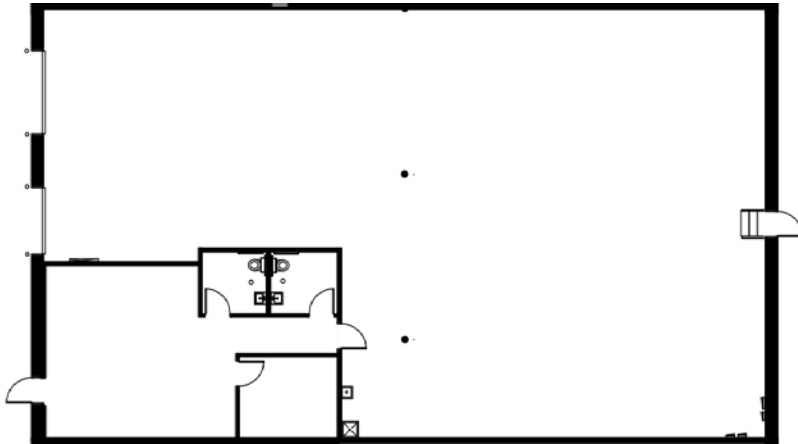
W. 48TH AVE.

SITE

GATED, FENCED
LOADING COURT

FOX ST.

Floor Plan | Unit E | 4,714 SF



[Brokerage
Disclosure](#)

Landen Shay

Associate
+1 720 833 4631
landen.shay@colliers.com

T.J. Smith, SIOR

Principal
+1 303 283 4576
tj.smith@colliers.com

Colliers

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