



Industrial Space For Lease

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

AUTOMATED GATE AND FENCED PARKING/LOADING COURT FOR ADDED SECURITY

Highlights

- > Easy Access to I-70 and I-25
- > Central Denver location
- > Fenced Loading Courtyard / Entrance for Added Security
- > Refreshed Office Area with Dock High and Ramped Dock High Loading

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Denver Core Industrial 5100 Fox Street | Unit E Denver, CO 80216

Property Overview

Available:	60 Days
Unit Size:	9,450 SF
Office Size	+1,134 SF
Lease Rate:	\$9.95/SF NNN
Op. Ex.:	\$5.91/SF (Est. 2026)
Clear Height:	18'
Loading:	Two (2) Dock High Doors (One Ramped)
Sprinklered:	Yes, Standard Wet System
Power:	TBV
YOC:	1971
Zoning:	I-B, UO-2

Accelerating success.

For Lease

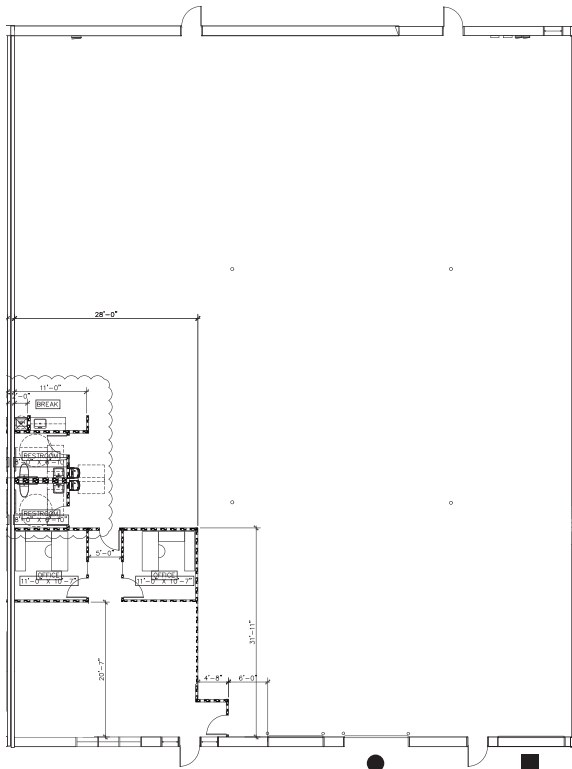
DOWNTOWN
DENVER



SITE
Unit E
9,450 SF

SECURED, FENCED
LOADING COURT

Floor Plan | Unit E | 9,450 SF



- Ramped Dock High
- Dock High

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