



Class A Space in Central Location

**635 E. 52ND AVENUE, SUITE 300
DENVER, COLORADO 80216**

Available

7,083 SF

Lease Rate

\$13.25/SF NNN

Expenses

\$5.60/SF

Industrial for Lease

Property Highlights

- Available now!
- Immediate access to I-70 and I-25
- Unincorporated Adams County, providing low sales tax rate
- Rare opportunity to lease small dock high Class A space
- Enterprise Zone (tax incentives)
- Excellent access/visibility/signage along Washington St.

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DETAILS

- Available: 7,083 SF
- Office: 1,087 SF
- Building Size: 52,566 SF
- Clear Height: 24'
- Power: 200 A, 277/480 V, 3 Ph
(to be verified)
- Loading: 2 dock-high doors (9' x 10')
- Parking: 2.25/1,000 SF
- Sprinkler: ESFR
- Truck Court: 122' with 60' concrete apron
- YOC: 2017
- County: Adams
- Lease Rate: \$13.25/SF NNN
- NNN Expenses: \$5.60/SF

