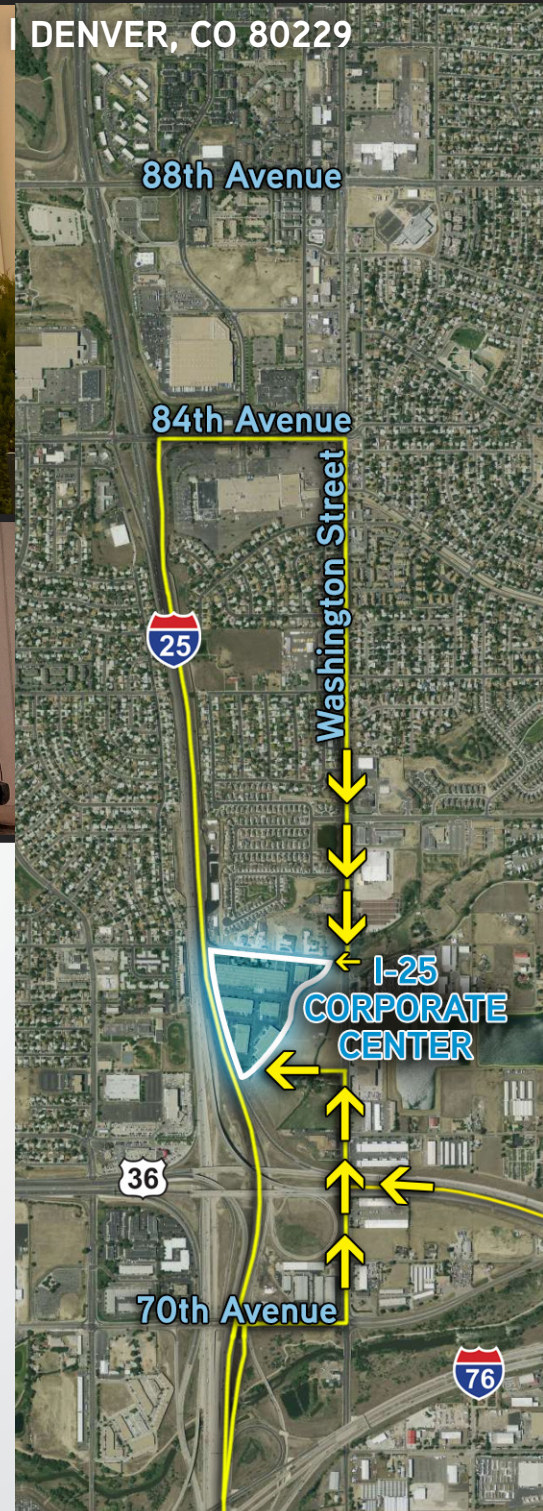


**INDUSTRIAL SPACE
FOR LEASE**

I-25 Corporate Center

460-500 EAST 76TH AVENUE | DENVER, CO 80229



Property Information

	BLDG. 2	BLDG. 4, UNIT B
Size	33,341 SF	19,503 SF
Office	BTS	N/A
Loading	Three (3) Dock High	Three (3) Dock High One (1) Drive-In (14' x 16')
Clear Height	12'-13'	18'
Lease Rate	To Quote	\$10.25/SF NNN
2025 Est. Expenses	\$3.30/SF	\$4.07/SF
Zoning	I-1	I-2, Unincorporated Adams County (Enterprise Zone)
Sprinkler	Yes	Yes (General Duty)
Power	200 Amps, 277/480V, 3-Phase	800 Amps, 120/208V, 3-Phase
Available	Immediately	Immediately

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

DAVID HAZLETT
303 283 4573
david.hazlett@colliers.com

Accelerating success.

I-25 Corporate Center
 460-500 East 76th Avenue
 Denver, CO 80229

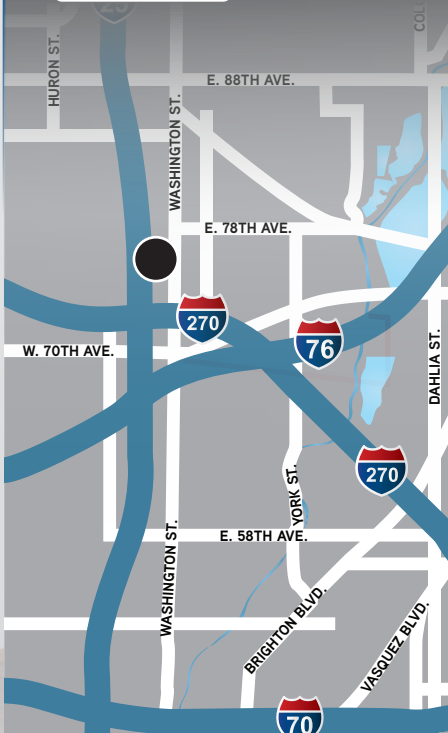


BROKERAGE
 DISCLOSURE

Contact Us

4643 South Ulster Street
 Suite 1000
 Denver, CO 80237
 MAIN +1 303 745 5800
 FAX +1 303 745 5888

www.colliers.com/denver



CURRENT AVAILABILITY

Office / Warehouse

BLDG.	SIZE	LOADING	COMMENTS	BASE RENT	AVAILABLE
2	33,341 SF	3 Dock High	Office BTS		Immediately
4B	19,503 SF	3 Dock High 1 Drive-In	N/A	\$10.25/SF NNN	Immediately

