



FOR SUBLEASE

Central Cooler Space Sublease Opportunity



TOTAL SPACE AVAILABLE: 12,707 SF

LEASE RATE: \$8.00-\$10.50/SF NNN (DEPENDENT ON IF COOLERS STAY)

PROPERTY HIGHLIGHTS

- 3,080 SF of cooler space (20' clear)
- 4,224 SF of temperature controlled space (23' clear)
- Floor drains
- 2,500 SF of usable mezzanine space not included in square footage
- Back-up generator to support office during power outage
- End-cap warehouse unit
- Located in Unincorporated Adams County
- Located within an Enterprise Zone
- Sublease expiration is July 31st, 2022



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Commercial Real Estate Services

<https://grubercommercial.com>

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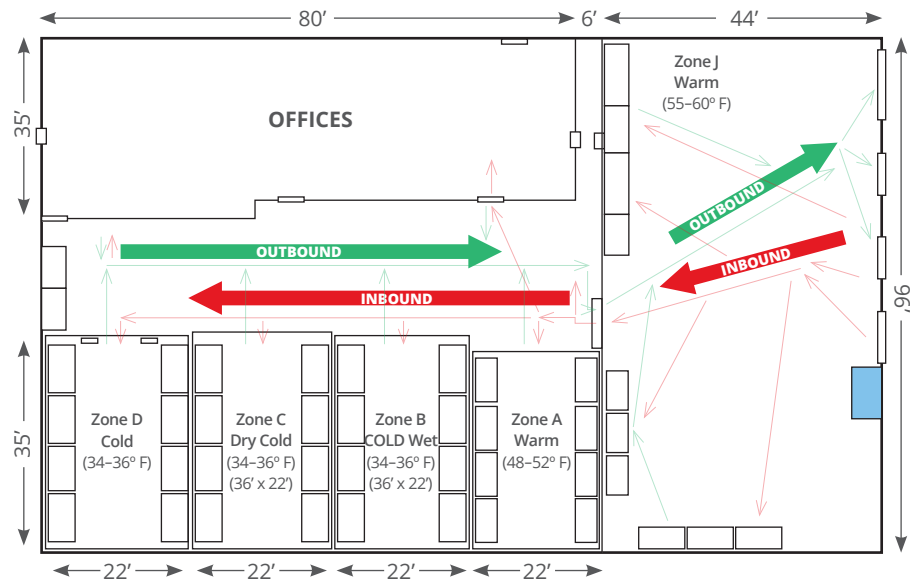
DENVER, COLORADO 80221

Gruber Commercial Real Estate Services | 970 Yuma Street, #100 Denver, CO 80204 | Tel: 720-490-1442

PROPERTY DETAILS

- **Square Footage:** 12,707 SF
- **Office:** 2,500 SF +/-
- **Loading:** 1 - 12' X 14' drive-in (ramped); 2 - 8' X 10' dock-high; 1 - 12' X 14' dock-high
- **Power:** Heavy 3-phase
- **Clear Height:** 23'
- **Heat:** Gas forced
- **A/C:** Air conditioned offices
- **Sprinkler:** Yes
- **Estimated NNN:** \$4.50/SF
- **Cooler Temps:** 34 to 52 degrees

FLOOR PLAN



AERIAL



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