



870 E. 50th Avenue, Denver, CO 80216

Central Industrial With Yard Available For Lease

FOR LEASE

PROPERTY HIGHLIGHTS

- Desirable central location
- Fenced yard (approximately 0.62 Acres)
- Additional expansion options available within building
- 1/2 block east of Washington Street with access to I-25 and I-70



SPACE AVAILABLE:
8,332 SF



YARD SIZE:
0.62 ACRES (27,000 SF)

LEASE RATE: \$13.00/SF NNN

For More Information, Contact:

Steve Fletcher | *Industrial Specialist*

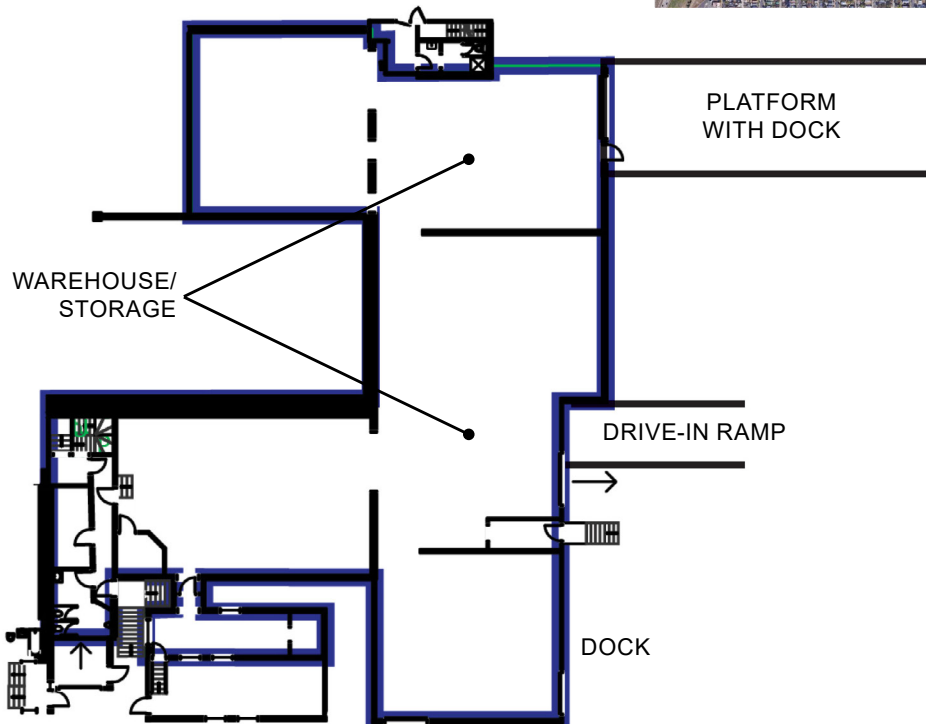
(720) 320-0366

steve@grubercre.com

AERIALS



SITE PLAN



PROPERTY DETAILS

- **Space Available:** 8,332 SF
- **Building Size:** 132,294 SF
- **Site Size:** 3.9 acres
- **YOC:** 1947
- **Zoning:** I-A (Denver)
- **Loading:**
 - » 1 dock-high door (with edge of dock leveler)
 - » 1 ramped drive-in
 - » 1 platform dock door
- **Clear Height:** 10'-23'
- **Common Area Expenses:** \$2.37/SF

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