

21,070 SF - 133,602 SF

5025 Florence St, Suites A & B
Denver, CO 80238

Stapleton Business Center
Building 2



Property Features

Suite A

Available Space	112,532 SF
Office SF	2 office suites totaling ±4,292 SF
Clear Height	30' *TBV
Column Spacing	50'x50' (approximately 49-foot speed bays)
Dock Doors	14 (9'x10') with levelers *additional doors possible
Drive-in Doors	2 (12'x14')
Trailer Parking	Up to 51 spaces Available
Car Parking	64 spaces (negotiable)
Electrical Service	400 Amps with upgrades to 4,000 Amps in progress
Sprinkler	ESFR
Lighting	LED Motion Sensor
OPEX	Contact Broker
Lease Rate	Contact Broker

Suite B

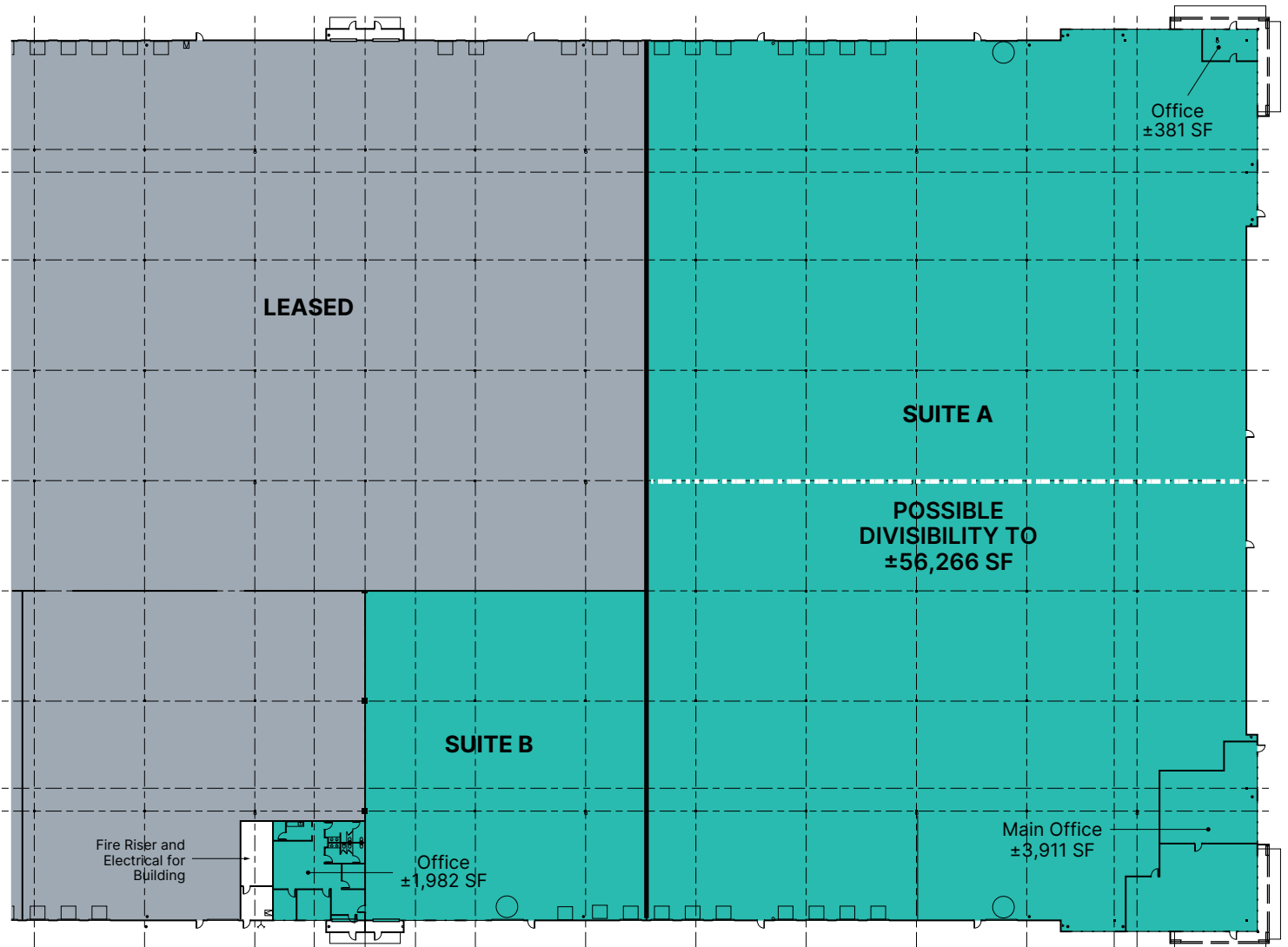
Available Space	21,070 SF
Office SF	±1,982 SF
Clear Height	30' *TBV
Column Spacing	50'x50' (approximately 49-foot speed bays)
Dock Doors	3 (9'x10')
Drive-in Doors	1 (12'x14')
Trailer Parking	Negotiable
Car Parking	12 spaces (negotiable)
Electrical Service	400 Amps with upgrades to 800 Amps in progress
Sprinkler	ESFR
Lighting	LED Motion Sensor
OPEX	Contact Broker
Lease Rate	Contact Broker



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Site Plan



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