

# 12,800 SF

## Industrial Space For Lease



## Denver Business Center Building 8

11220 East 53rd Avenue  
Denver, Colorado 80239 U.S.A.

### LOCATION

- Easy access to Peña & I-70
- Close proximity to I-225, I-76, I-270 & E-470
- 13 miles to Denver International Airport
- 12 miles to Downtown Denver
- Near Major Hotels
- Prologis Owned and Operated

### FACILITY

- 153,162 SF Total Building
- 12,800 SF Available For Lease
- 1,000 SF of Office
- Two (2) Dock High Doors (9'x10')
- One (1) Drive-In Door (10'x10')
- 24' Clear Height
- 40' x 40' Column Spacing

### ADVANTAGES AND AMENITIES

- ESFR Fire Sprinkler
- Front Park/Front Load Design
- 120' Depth
- I-B, UO-2 Zoning
- 277/480 Volt Power
- West-Facing Dock Doors



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### Broker

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East 53rd Avenue

