

# 12,800 SF

Industrial Space For Lease



## Denver Business Center | Building 8



11220 East 53<sup>rd</sup> Avenue, Unit 200  
Denver, Colorado 80239 USA



### LOCATION

- Quick access to I-70 via Havana St. or Peoria St. exits
- Easy access to I-225 and I-270
- 10 miles to Downtown Denver
- 12 miles to Denver International Airport

### FACILITY

- 12,800 SF
- 890 SF office space
- 25' clear height
- Two (2) Dock-Doors
- One (1) Drive-In Door (12' x 14')
- ESFR sprinklers
- 400A at 277/480v 3-phase (TBV)
- Immediate Occupancy

### ADVANTAGES AND AMENITIES

- Access to the Prologis Essentials platform, which includes:

[Operations Essentials](#)  
[Energy Essentials](#)  
[Workforce Essentials](#)  
[Mobility Essentials](#)  
[Digital Essentials](#)

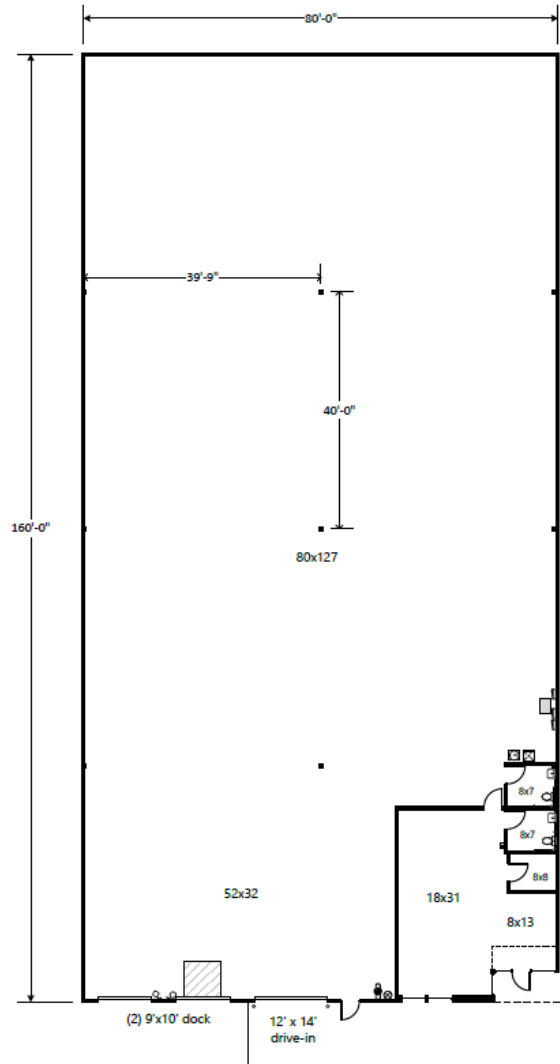
Your single-source service for efficient move-in and operations:  
[prologisessentials.com](https://www.prologisessentials.com)

# 12,800 SF

Industrial Space For Lease



## Denver Business Center | Building 8



Drew McManus  
Executive Managing Director  
[drew.mcmanus@cushwake.com](mailto:drew.mcmanus@cushwake.com)  
ph +1 303 813 6427  
cell +1 303 810 8633  
1401 Lawrence Street  
Suite 1100  
Denver, CO 80202 USA

Bryan Fry  
Senior Director  
[bryan.fry@cushwake.com](mailto:bryan.fry@cushwake.com)  
ph +1 303 312 4221  
cell +1 720 217 4071  
1401 Lawrence Street  
Suite 1100  
Denver, CO 80202 USA

Ryan Searle  
Senior Director  
[ryan.searle@cushwake.com](mailto:ryan.searle@cushwake.com)  
ph +1 303 813 6499  
cell +1 720 260 5859  
1401 Lawrence Street  
Suite 1100  
Denver, CO 80202 USA

Prologis  
Keiffer Garton  
[kgarton@prologis.com](mailto:kgarton@prologis.com)  
ph +1 303 567 5193  
cell +1 303 579 7106  
1800 Wazee Street  
Suite 500  
Denver, CO 80202 USA