

35,600 SF

Industrial Space For Lease



Denver Business Center Building 7

11402 East 53rd Avenue, Suite 200
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

- 91,892 SF Total Building
- 35,600 SF Available For Lease
- 2,550 SF of Office
- Ten (10) Dock High Doors (9'x10')
- One (1) Drive-In Door (12'x14')
- 24' Clear Height
- 40' x 40' Column Spacing

ADVANTAGES AND AMENITIES

- ESFR Fire Sprinkler
- Front Park/Front Load Design
- Union Pacific Rail Possible
- I-B, UO-2 Zoning
- 277/480 Volt Power
- West-Facing Dock Doors



35,600 SF

Industrial Space For Lease



Broker

Thomas B. Stahl, SIOR
tom.stahl@colliers.com
ph +1 303 745 5800
cell +1 303 898 5800
4643 South Ulster Street
Suite 1000
Denver, CO 80237 U.S.A.



Prologis

Keiffer Garton
kgarton@prologis.com
ph +1 303 567 5193
cell +1 303 579 7106
1800 Wazee Street
Suite 500
Denver, CO 80202 U.S.A.

East 53rd Avenue

