

INDUSTRIAL SPACE FOR LEASE



69,345 SF

4401-4501 Florence Street
Denver, CO 80238

Stapleton Business Center
Building E-1



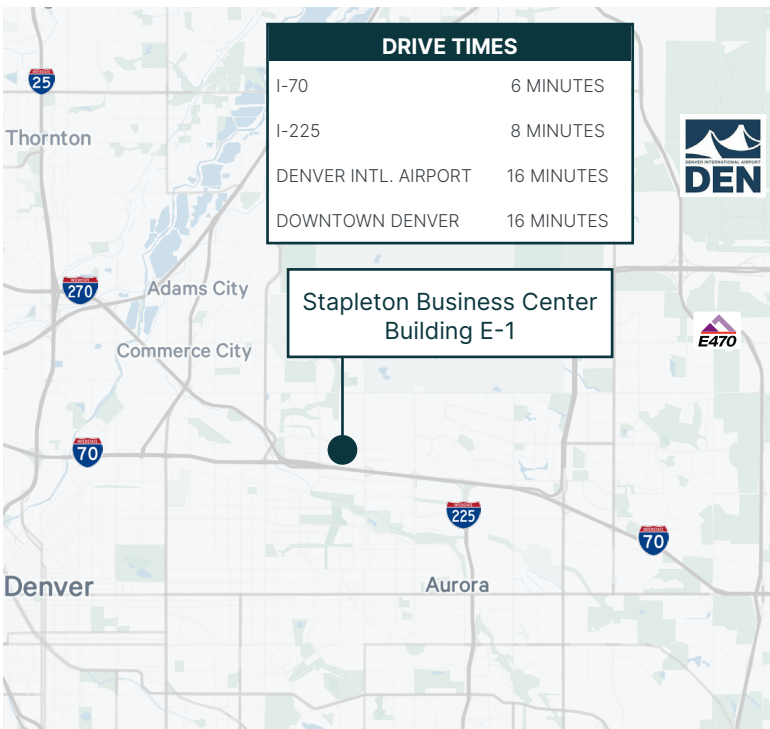
IMMEDIATE
I-70 ACCESS



LOW OPERATING
EXPENSES



NUMEROUS
SURROUNDING
AMENITIES

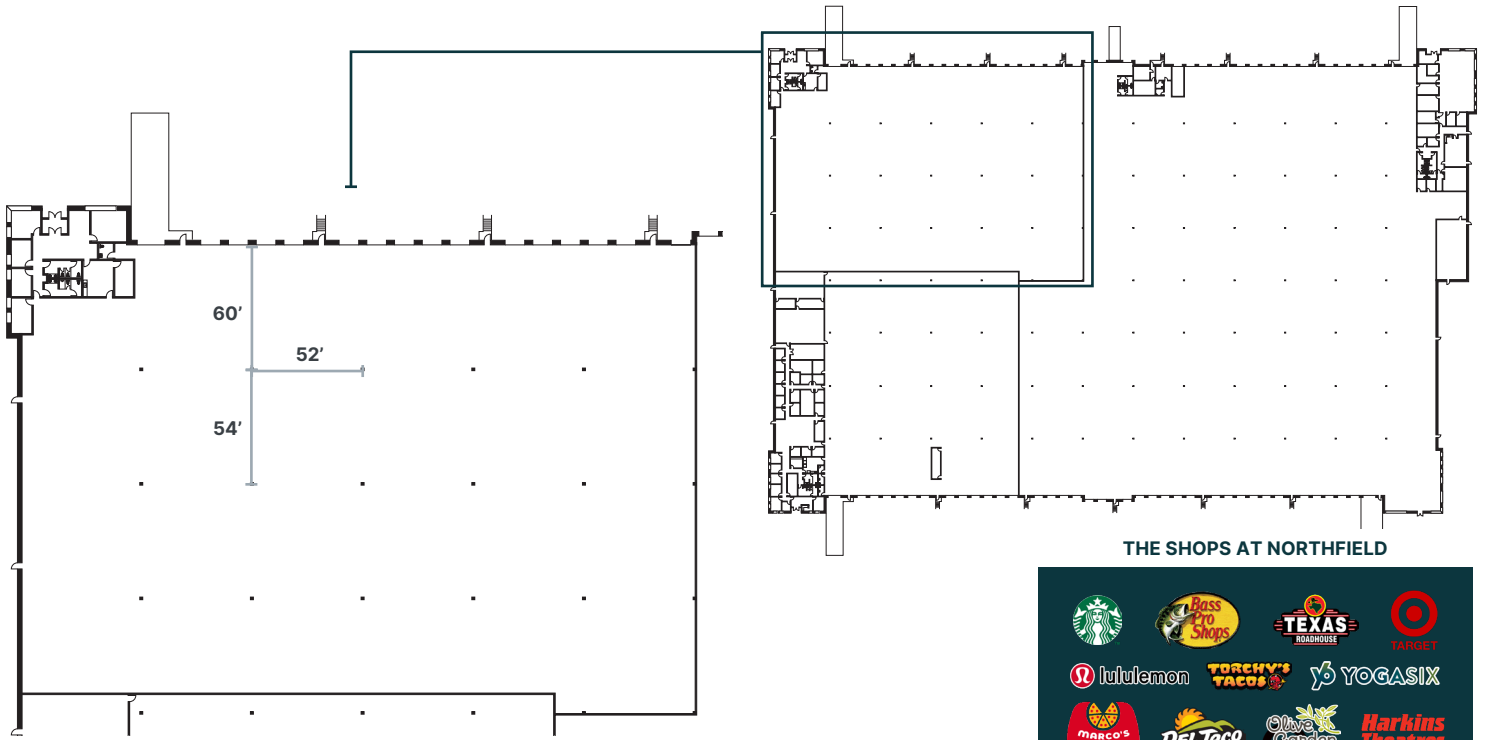


Property Features

Building Size	314,978 SF
Available Space	69,345 SF
Office SF	2,554 SF
Clear Height	30'
Column Spacing	54' x 52' with 60' Speed Bay
Dock Doors	15
Drive-in Doors	1
Car Parking Spaces	40 Spaces (plus more available on a first come first serve basis)
Power	200 Amps *to be verified by electrician
Sprinkler	ESFR
Zoning	I1



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