

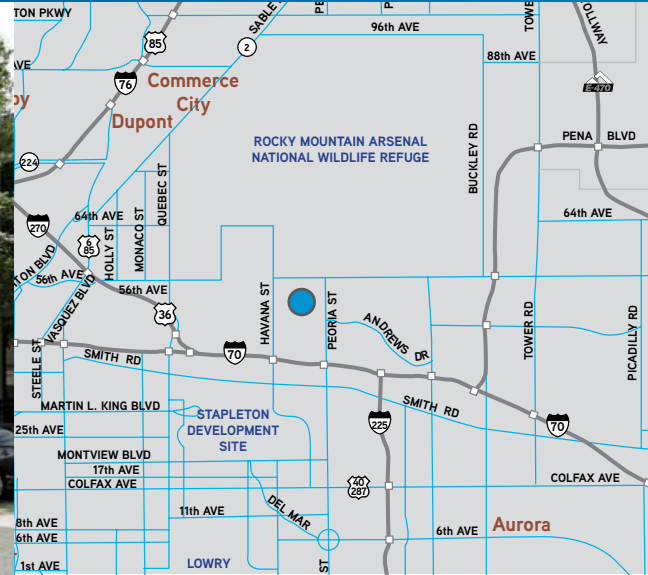
FOR LEASE > INDUSTRIAL SPACE



Denver Business Center

11585 EAST 53RD AVENUE, UNIT G, DENVER, COLORADO

15,777 SQ. FT.



Building Amenities

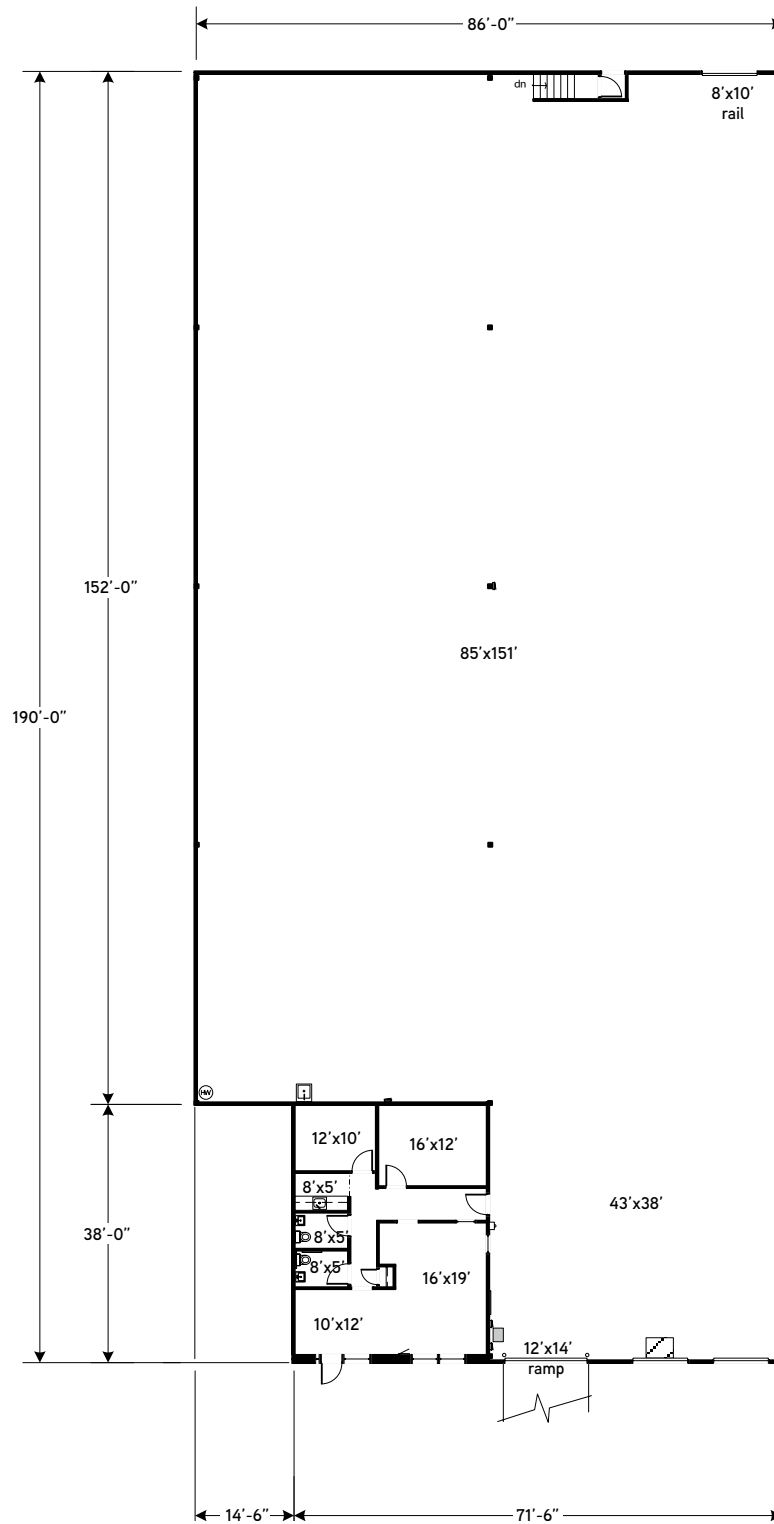
- > 1,083 Sq. Ft. of Office
- > Two (2) Dock High Doors
- > One (1) Drive-In Door
- > 22' Clear Height
- > ESFR Sprinkler System
- > 100 Amps, 277/480 Volt Power
- > 38' x 43' Column Spacing
- > Rail Served (Union Pacific)
- > I-B, UO-2 Zoning
- > Vacant & Available Immediately
- > For Lease at \$6.95/Sq. Ft. NNN
- > \$2.66/Sq. Ft. Est. Operating Expenses

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11585 East 53rd Avenue, Unit G > Floor Plan



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