

For Lease | For Sale







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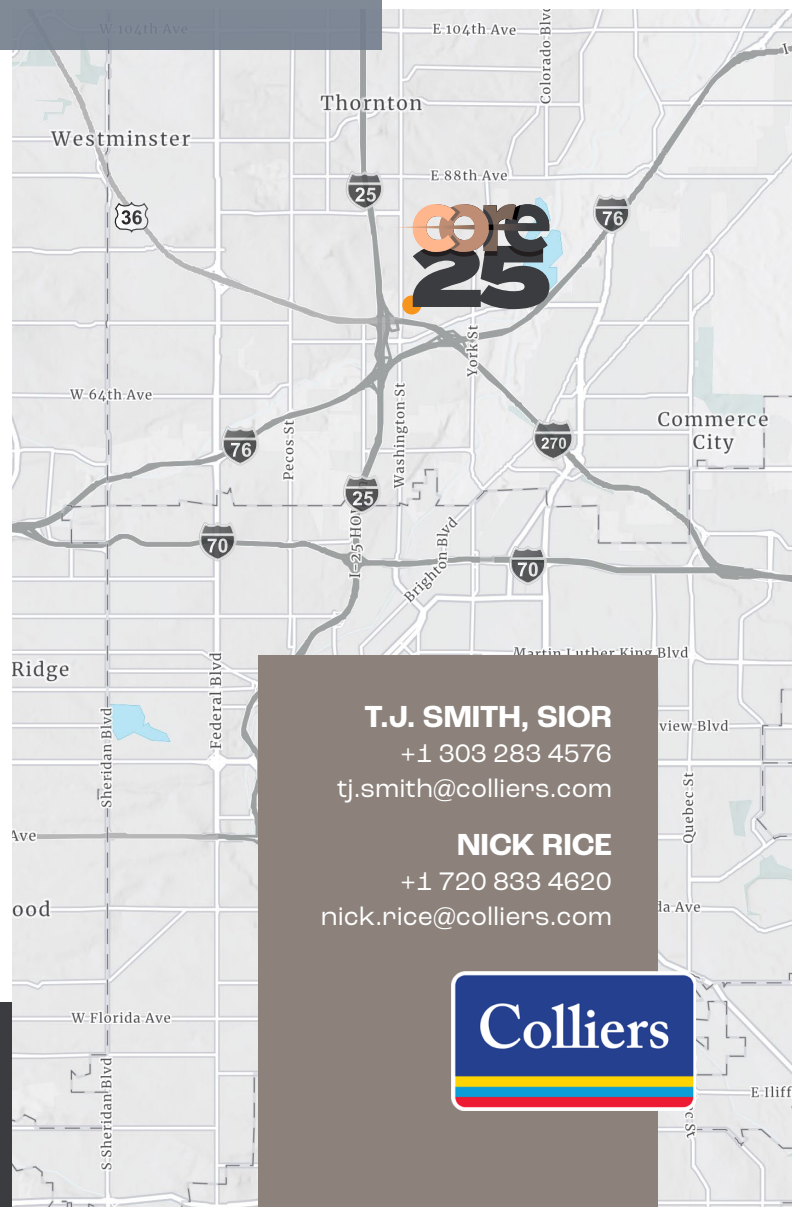


900 EAST 75TH AVENUE

DENVER, CO 80229

62,060 - 73,260 SF
Industrial Build-To-Suit
Opportunity On 4.41 Acres

-  Rare free standing opportunity
-  Convenient access to I-25, I-76, US-36, AND I-270
-  Adams County Enterprise Zone
-  Prominent building signage available
-  Above market dock ratio
-  Minutes from downtown



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 Jordon Perlmutter & Co.

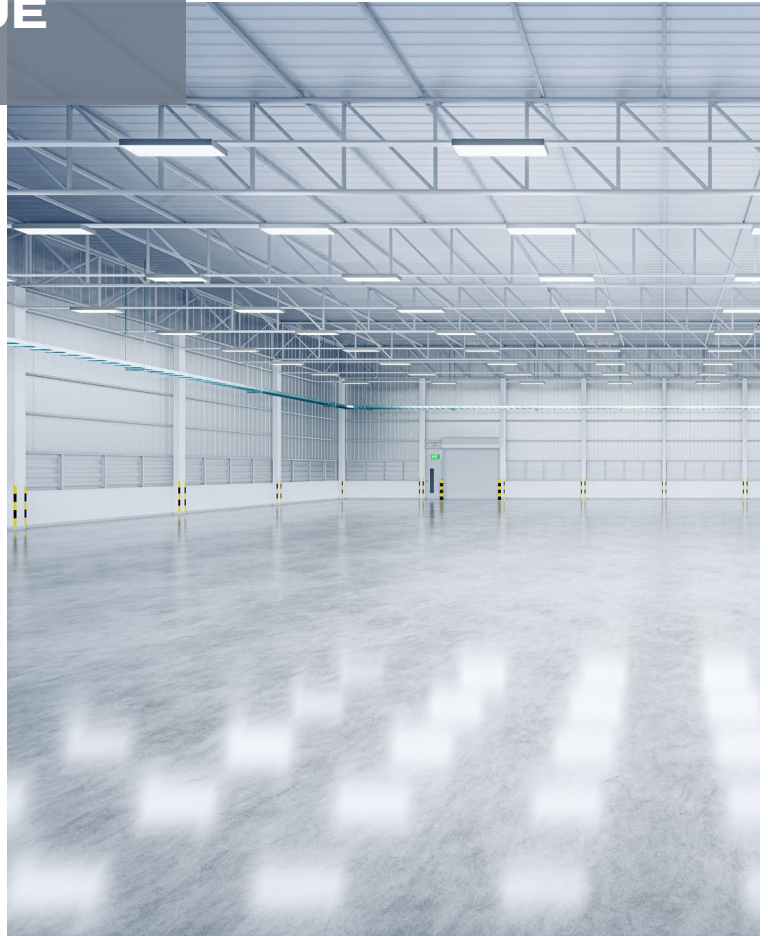


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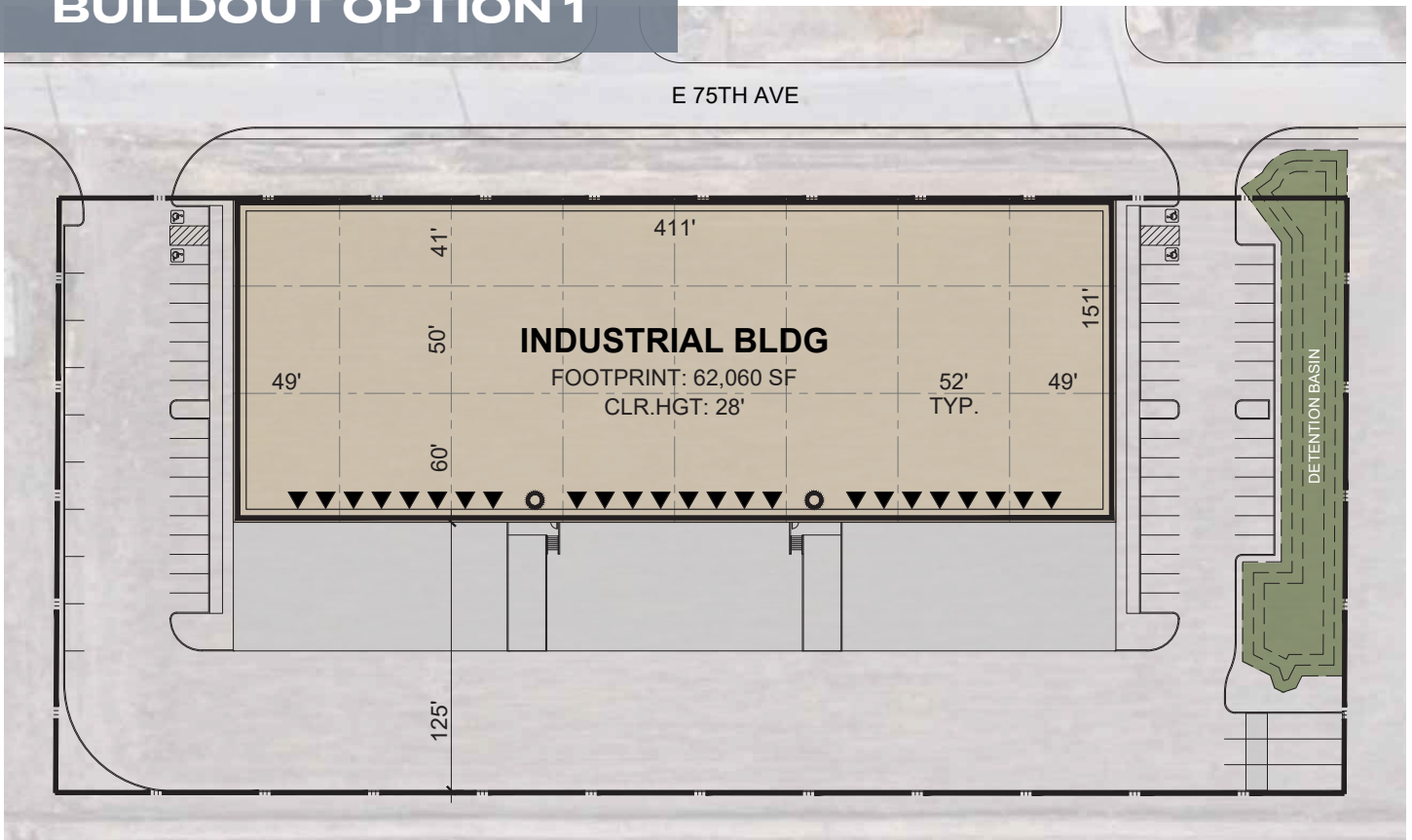
4.41 ACRES

Property Highlights

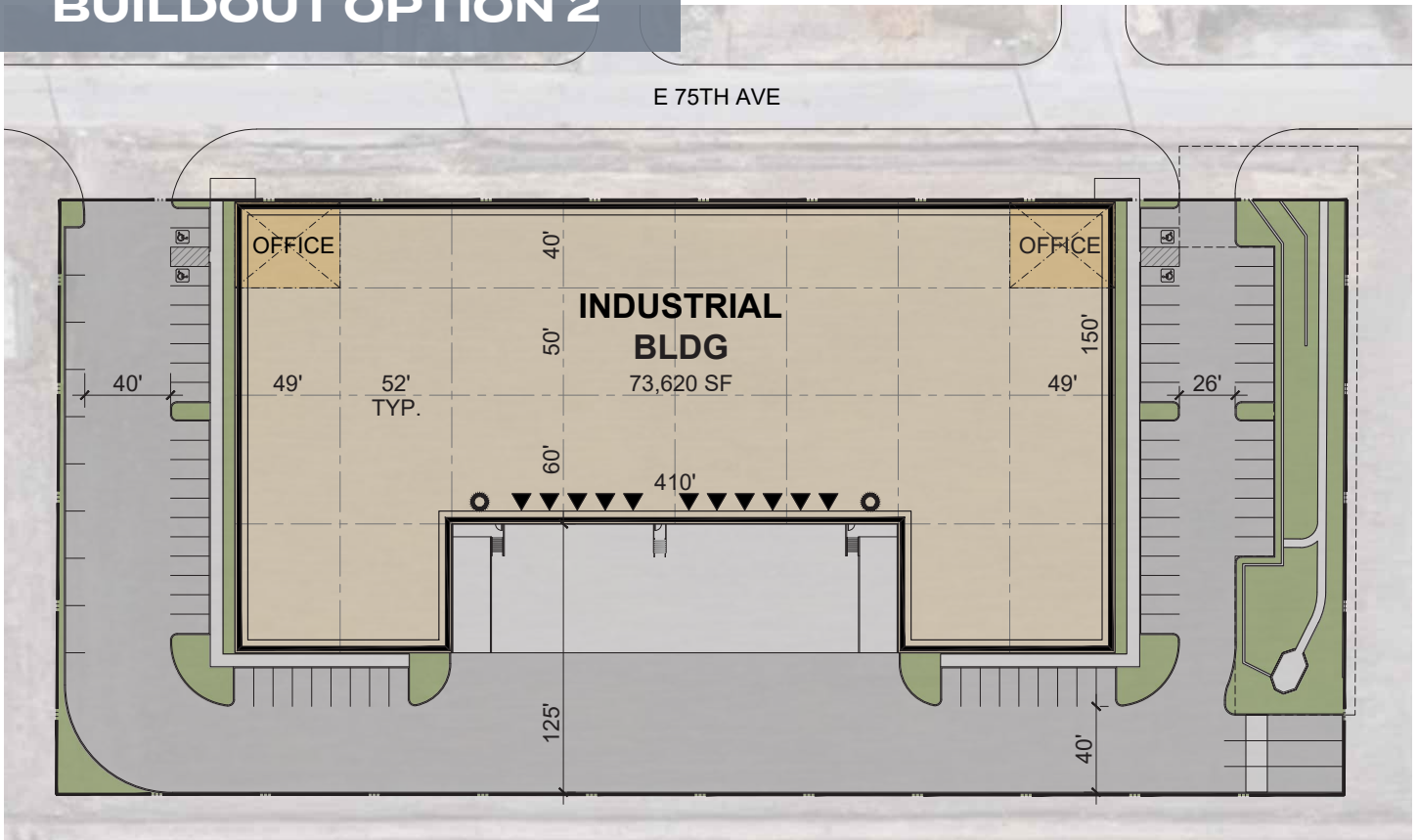
Lease Rate / Purchase Price:	To Quote
Building Size:	62,060 - 73,260 SF
Site Size:	4.41 Acres
Clear Height:	28' (can be increased to 32')
Loading:	24 Dock Highs 2 Drive-Ins
Parking:	1:1000
Column Spacing:	50'x 52' (Varies)
Sprinkler:	ESFR
Zoning:	I-1



BUILDOUT OPTION 1



BUILDOUT OPTION 2



core 25

Join Central Denver's Impressive Roster of Occupiers



**DOWNTOWN
DENVER**

- TESLA
- amazon
- Shinesty
- Copart
- LENDIX
- GraybaR
- oneStop AutoParts
- bsi.
- smalley & Company
- TRUSTILE
- A MARVIN® BRAND
- CARLISLE
- ALPHA
- VF
- PELOTON
- NEWCOMB SPRING CORP
- Rakuten
- NTW
- TARGET
- Walgreens
- pepsi
- US AutoForce
- WinSupply
- RFMX HOUGER EXPRESS

**BROKERAGE
DISCLOSURE**

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