



INDUSTRIAL FOR LEASE

10,794 SF Free Standing Ofc/Whs With Yard

11080 E 47TH AVE | Denver, CO 80239



Heavy 800 Amp Power, Temp Controlled, NEW EPDM ROOF 2021, 45 Tons Of HVAC, Yard Area

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OFFERING SUMMARY

Lease Rate:	\$12.80/SF GROSS
Building:	10,794 SF
Office/Production:	3,000 SF
Lot:	.6 Acres
Grade Level Doors:	2 (10x10's)
Ceiling Height:	14.0 FT
Power:	800 Amp 3PH
Year Built/Renovated:	1985/2022
Yard:	Yes
Zoning:	I-B
City/County	Denver/Denver
Parking:	Abundant

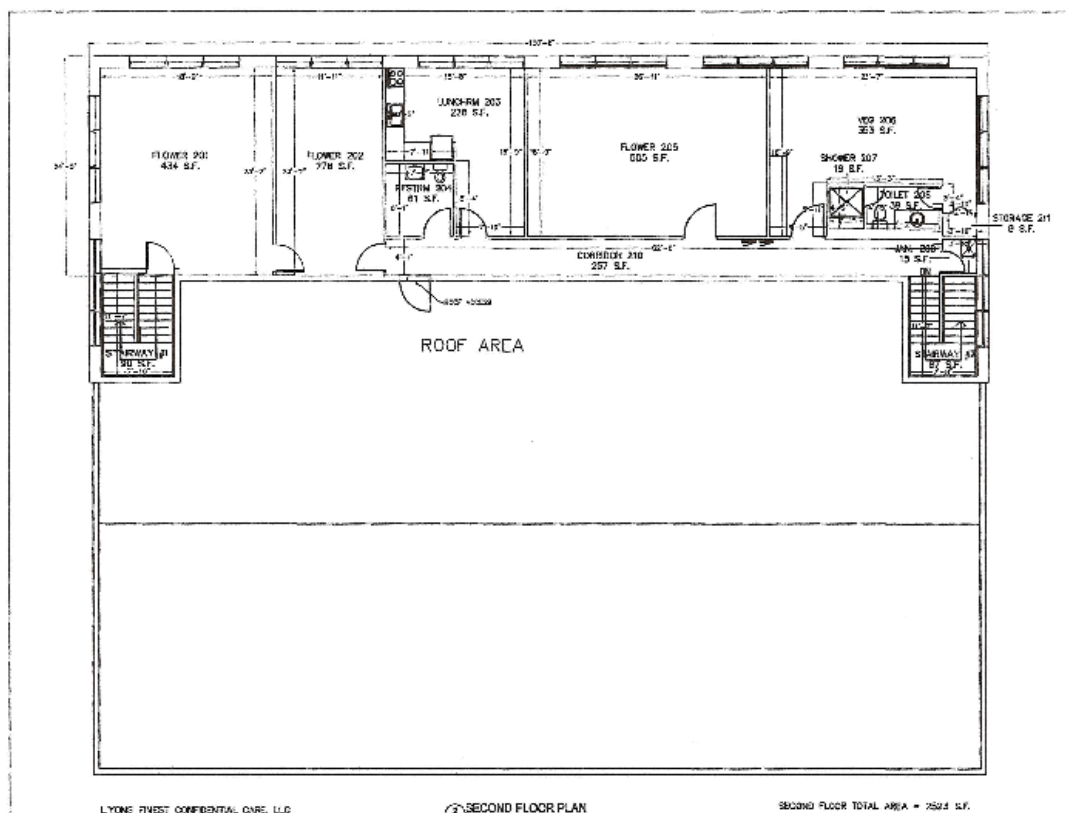
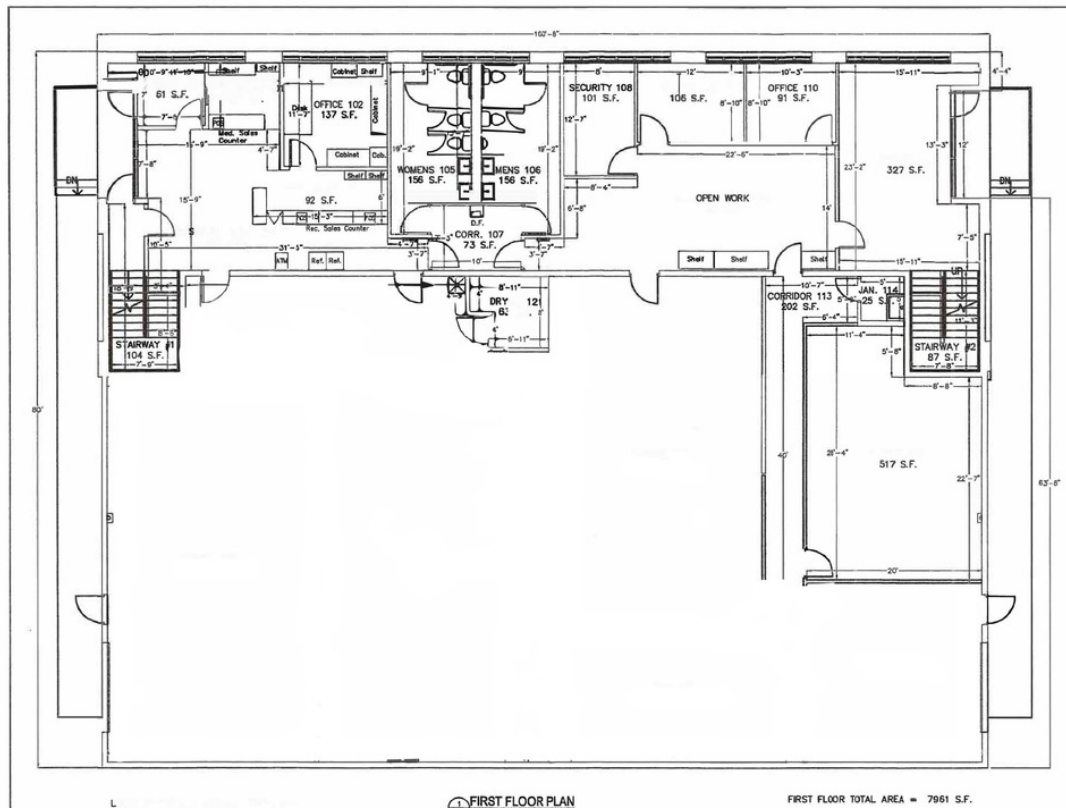
PROPERTY OVERVIEW

Well located free standing office warehouse right off I-70 & Havana Ave. Building has heavy 800 amp power, 100% temperature controlled, drive through loading doors, and open warehouse area. Solid block construction, 14' ceilings in warehouse area, with 2 drive in loading doors. Sits on a large 25,300 SF corner lot with abundant parking and excellent ingress & egress. Property has curb cuts on both 47th Ave and Kingston St. Ideal for contractors, service companies, manufacturers, and many more.

PROPERTY HIGHLIGHTS

- Excelent potential Fenced Yard Area on West Side
- Permissive I-B heavy industrial zoning
- Heavy Power (800 Amps 3 Ph, TBV)
- Sits on a large corner 25,300 SF Lot
- Abundant Parking with 2 parking lots
- Small fenced/secured yard area







Map data ©2024 Google

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10,794 SF OFC/WH'S ON 1/2 AC LOT HEAVY I-B ZONING

