



**INDUSTRIAL / FLEX SPACE FOR SUBLEASE**

4955

**PEORIA STREET, UNIT A**  
DENVER, CO 80239

Partnership. Performance.

**Property Highlights:**

- Corner unit w/ Visibility from Peoria
- Easy Access to I-70
- Front Park/Rear Load
- Oversized Drive-in Door - 12'x12'
- Sprinkler System: None
- Ceiling Height: 15'8"-18'4"
- Power: 3-Phase
- Zoning: I-MX
- Located in Denver Enterprise Zone
- 13 Minutes to DIA

**Sublease Available:**

- Sublease Term: Jan 31, 2018
- 10,600 Available SF
  - 5,356 SF Office
  - 5,244 SF Warehouse
- Base Rent: \$6.50/SF
- NNN: \$2.94/SF
- Available immediately



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