

FOR LEASE 19,686 SF



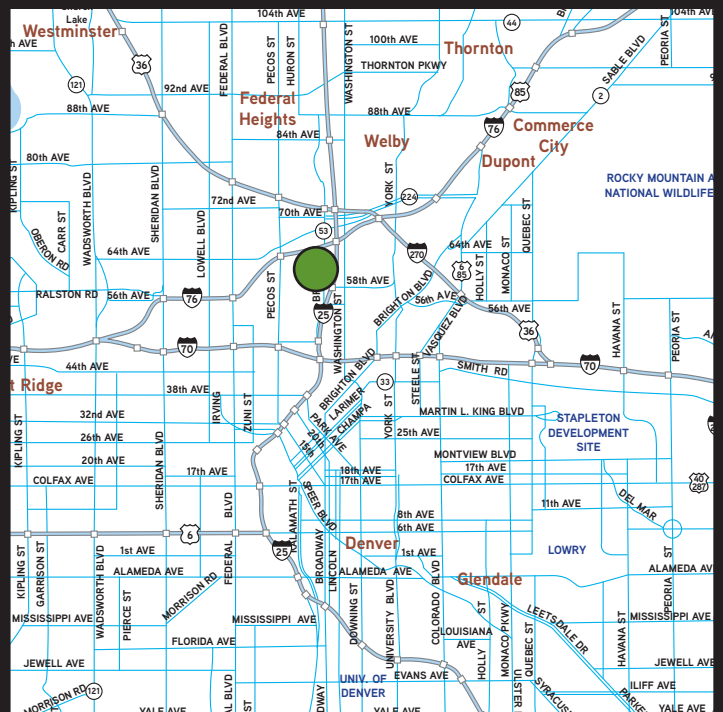
→ OVERVIEW

- Excellent location at I-25 and 58th Avenue.
- Frontage/signage on Broadway.
- Easy highway access.
- Outstanding loading.
- Unincorporated Adams County.

→ PROPERTY STATISTICS

Available SF	19,686 SF
Office SF	2,070 SF
Warehouse SF	17,616 SF
Base Rent	\$4.25/SF NNN
2012 Est. Op. Ex.	\$1.72/SF
Ceiling Height	21'
Loading	Four (4) Dock High & One (1) Drive-In Ramp
Sprinkler System	Yes (General Duty)
Electrical Service	TBD
Zoning	I-1

5962 North Broadway Denver, CO 80216

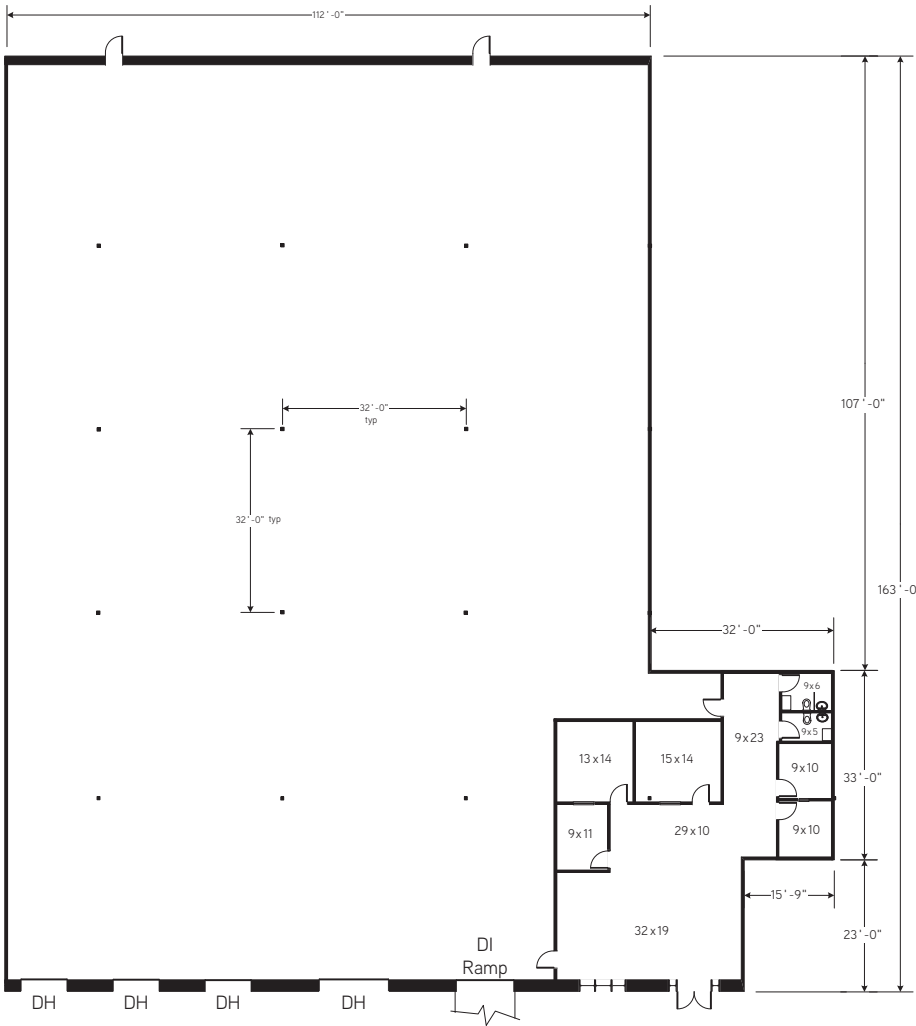


FIRST INDUSTRIAL REALTY TRUST

8200 Park Meadows Drive, Suite 8226, Lone Tree, CO 80124
T: (303) 220-5565 F: (303) 220-5585 www.firstindustrial.com



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Approximate Square Footage:	
Office	2,070 sq.ft.
Warehouse	17,616 sq.ft.
TOTAL	19,686 sq.ft.

→ CONTACT

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