

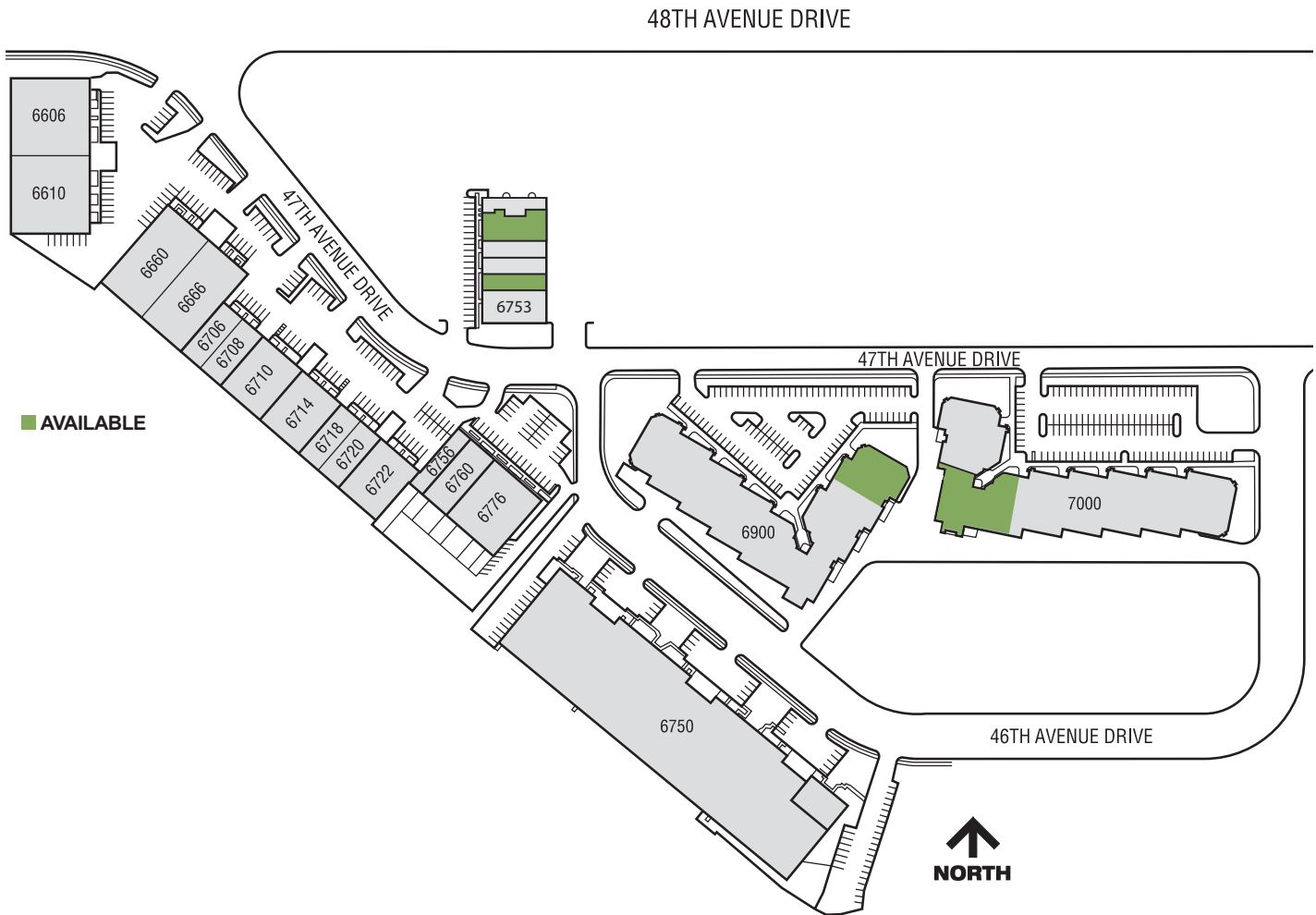
# I-70/270 Business Center

314,078 Sq. Ft. INDUSTRIAL

6606-6776 E. 47th Avenue, 6750 E. 46th Avenue Drive, Denver, CO 80216

ETKIN  
JOHNSON  
GROUP

Lease rates & terms  
are negotiable.



- Eight multi-tenant industrial buildings totaling 313,931 S.F. on 17.7 acres near the thriving Stapleton redevelopment area
- Light industrial I-2 Zoning
- Concrete tilt-up slab, concrete tilt-up high cube distribution and tilt-up concrete and masonry office/showroom/warehouse
- 400-1,200A, 200/480V, 3-Phase (capacity varies by location)
- Prominent sign identity
- Attractively landscaped greenbelts
- Distinctive design enhances corporate identity
- Abundant parking, close to building entries
- Prime access (I-70, I-270, I-25, I-225, I-76 & E-470)
- Adjacent hotels, restaurants and retail convenience
- Local ownership
- Responsive, professional management



**CONTACT: Ryan Good, Vice President Leasing/Sales 303.223.0496 [rgood@etkinjohnson.com](mailto:rgood@etkinjohnson.com)**

# I-70/270 Business Center

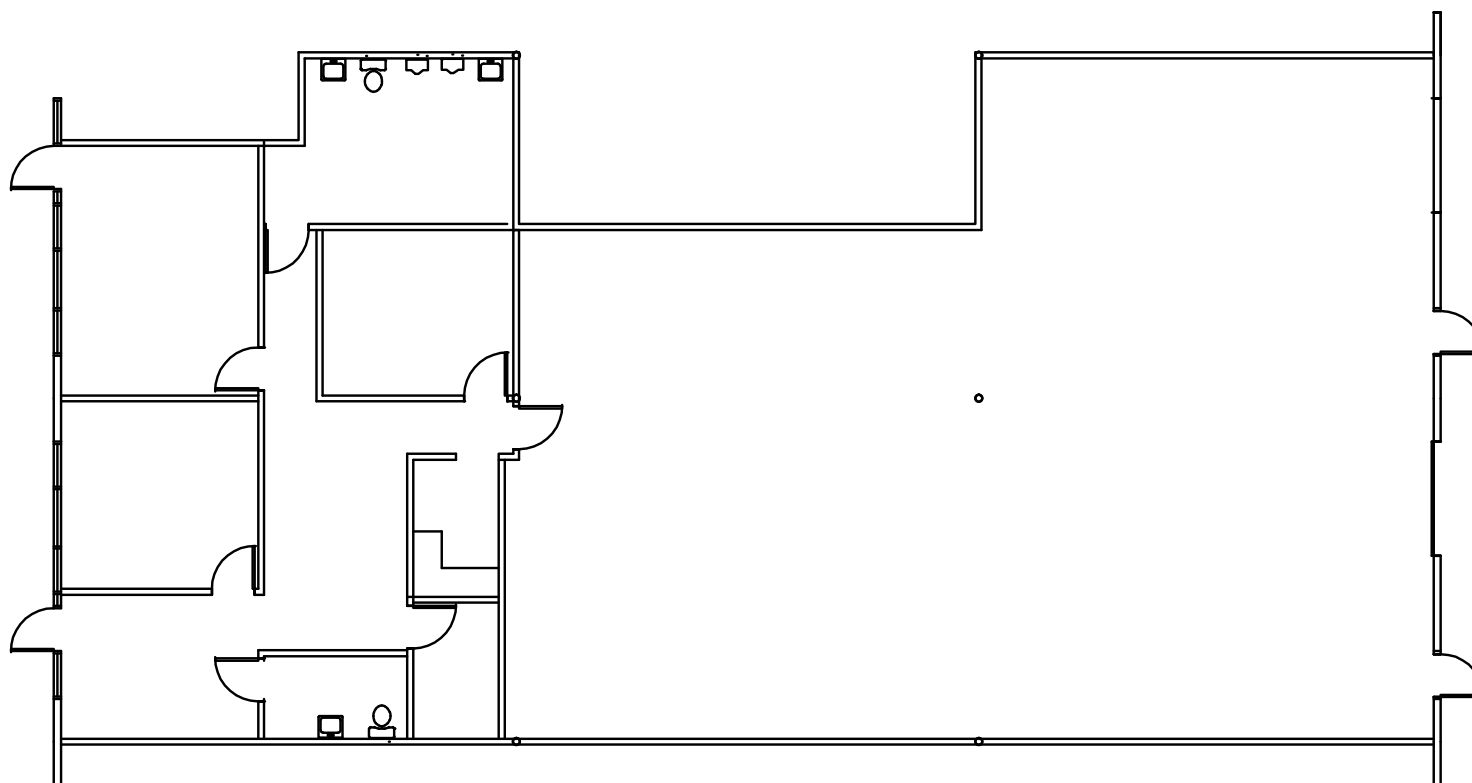
**314,078 Sq. Ft. INDUSTRIAL**

6753 E. 47th Avenue Drive, Denver, CO 80216

**Suite 6753 F & G, 4,444 SF**

**Lease rates & terms are negotiable.**

**ETKIN  
JOHNSON**  
GROUP



- 1,420 SF Office
- 14' Clear
- 1 Drive-In Door  
10' x 10'
- Available Now

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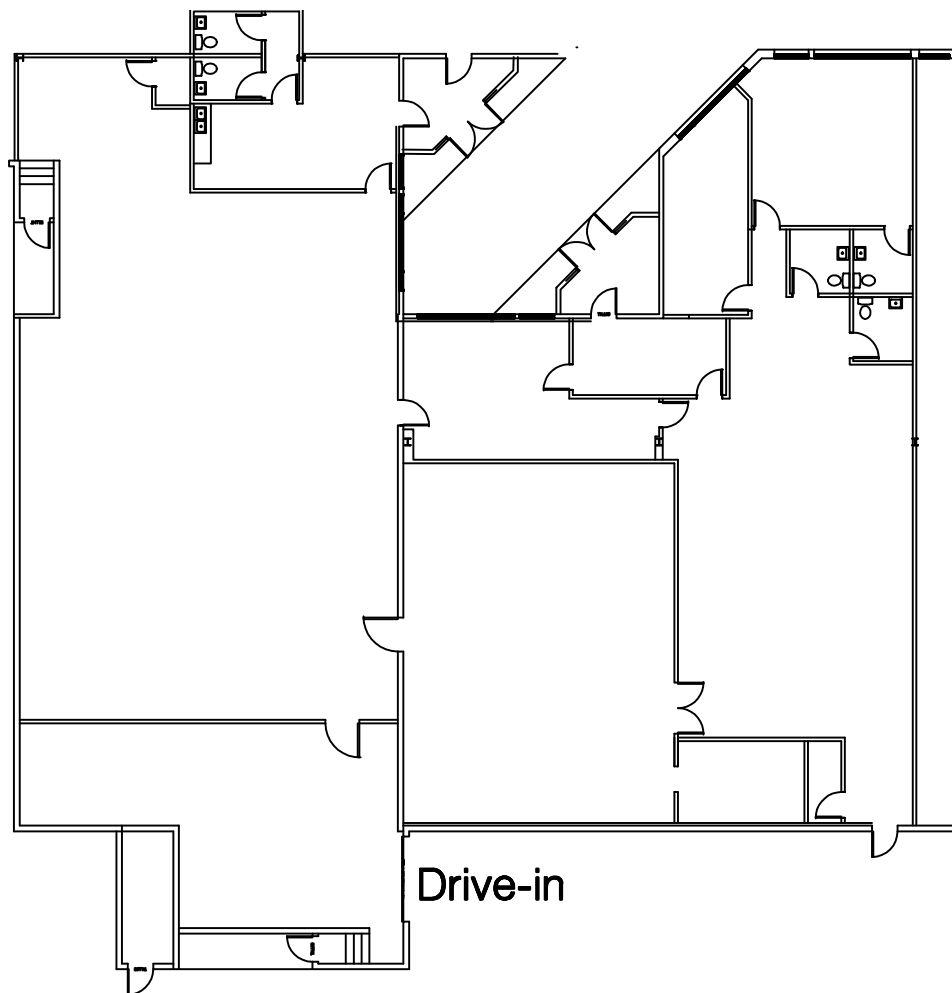
# I-70/270 Business Center

314,078 Sq. Ft. INDUSTRIAL

7000 E. 47th Avenue Drive, Denver, CO 80216

Suite 600, 9,316 SF

Lease rates & terms are negotiable.



ETKIN  
JOHNSON  
GROUP



- All Office
- 860 SF Warehouse
- 12' Clear
- 1 Drive-In Door
- Available Now

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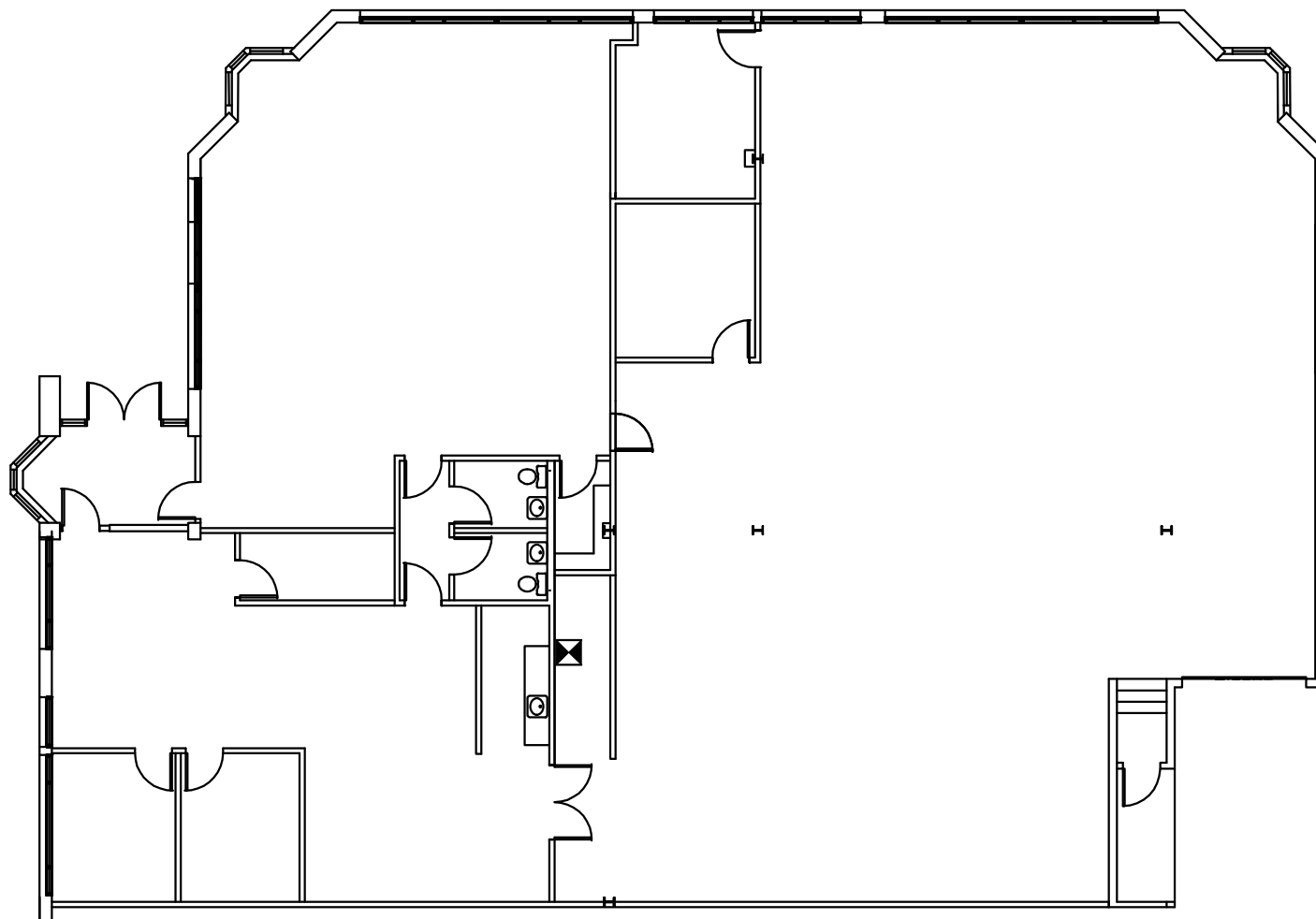
# I-70/270 Business Center

**314,078 Sq. Ft. INDUSTRIAL**

6900 E. 47th Avenue Drive, Denver, CO 80216

**Suite 1200, 6,830 SF**

**Lease rates & terms are negotiable.**



**ETKIN  
JOHNSON**  
GROUP



- 2,880 SF Office
- 12' Clear
- 1 Dock Door, 9' x 11'
- Available Now

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# I-70/270 Business Center

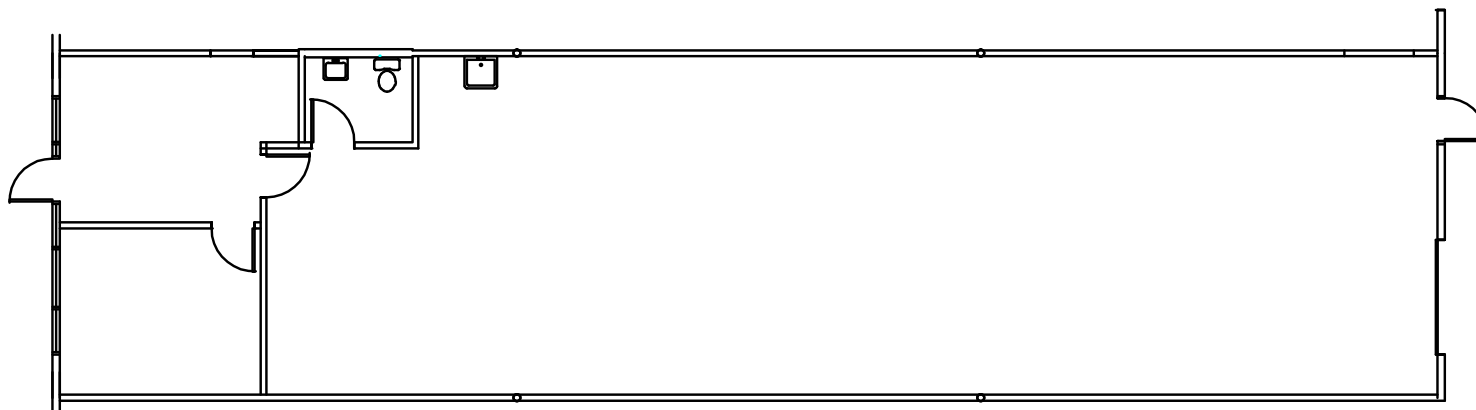
**314,078 Sq. Ft. INDUSTRIAL**

6753 E. 47th Avenue Drive, Denver, CO 80216

**Suite 6753 C, 2,328 SF**

**Lease rates & terms are negotiable.**

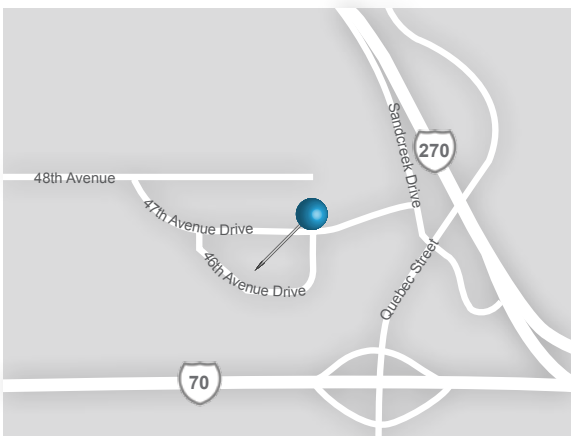
ETKIN  
JOHNSON  
GROUP



- 366 SF Office
- 1 Drive-In Door
- Available Now

**CONTACT: Ryan Good, Vice President Leasing/Sales 303.223.0496 [rgood@etkinjohnson.com](mailto:rgood@etkinjohnson.com)**

SPACE AVAILABLE FROM 2,328-14,400 SF



Lease rates and terms  
are negotiable.

## OFFICE/SHOWROOM AND WAREHOUSE

I-70/270 Business Center features eight multi-tenant industrial buildings totaling 314,078 square feet on 17.7 acres near the thriving Stapleton redevelopment area.

### FEATURES

<b>Zoning</b>	IB - Light Industrial
<b>Construction Type</b>	Concrete tilt-up slab, concrete tilt-up high cube distribution, and tilt-up concrete and masonry office/showroom/warehouse
<b>Loading</b>	Dock and drive-in doors for easy access and maximum productivity
<b>Year Built</b>	1973 to 1983
<b>Parking Ratio</b>	1.2 per 1,000
<b>Access</b>	Prime access to I-70, I-270, I-25, I-225, I-76 and E-470 Adjacent to hotels, restaurants and retail convenience

*Please see reverse for floor plan and space features ►*

### CONTACT

**Ryan Good**

Vice President Sales/Leasing  
303.223.0496  
rgood@etkinjohnson.com



### SUITE 6610 14,400 SF

Lease rates and terms  
are negotiable.

#### SPACE FEATURES

**Office Space**  
1,900 SF

**Clear Height**  
18'6"

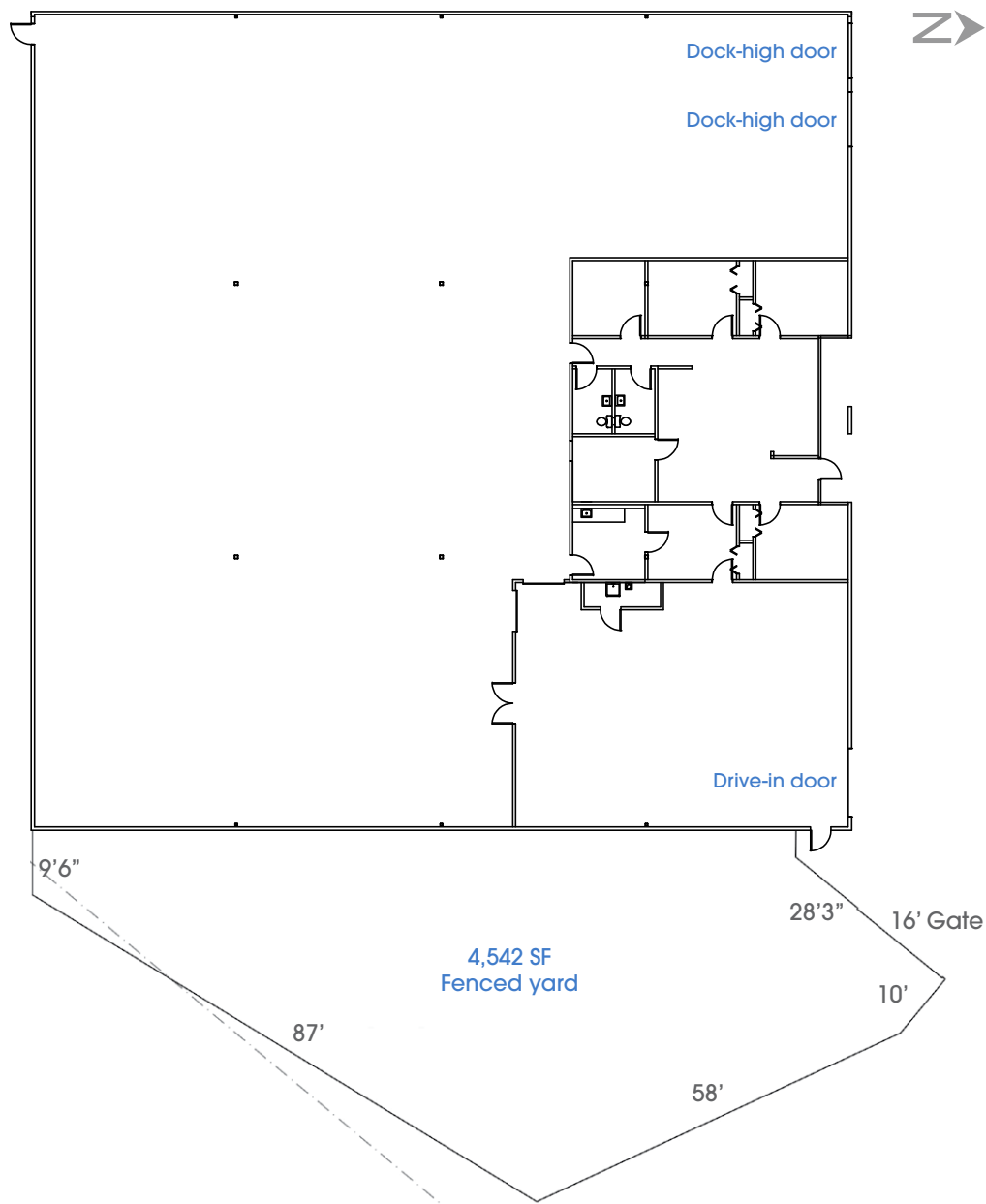
**Loading**  
2 Dock-high doors  
1 Drive-in door (10' x 12')

**Power**  
200 Amps, 120/208 volt, 3 phase  
(To be verified)

**Column Spacing**  
30' x 40'

**NNN Expenses (2013)**  
\$2.21/SF

**Amenities**  
4,542 SF Fenced yard available



#### CONTACT

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