

FOR LEASE

WORLDPORT AT DIA

BUILDING 12



24735 E. 75TH AVENUE, DENVER, CO

PROPERTY FEATURES

- ▶ Direct Airport Access with Tug & Cart
- ▶ Large Truck Courts
- ▶ High Image Design
- ▶ Front Park / Rear Load
- ▶ South Facing Dock Doors
- ▶ Excellent Visibility from Peña Boulevard
- ▶ Foreign Trade Zone Possible
- ▶ Air Freight, Aviation, Office, Warehouse/Distribution or Flex Space

PROPERTY DETAILS

BUILDING SIZE	54,900 SF
AVAILABLE SPACE	46,223 SF
OFFICE SIZE	1,000+/- SF
DIVISIBLE	9,300+/- SF
CLEAR HEIGHT	16' Minimum
SPRINKLERS	ESFR
LOADING	14 Dock High Doors (9' x 10') Additional Dock & Drive-In Doors Available
PARKING	159 Spaces plus 8 HC Spaces
LIGHTING	Metal Halide
POWER	800 Amps, 277/480 Volts, 3 Ph, 4-Wire
CITY & COUNTY	Denver/Denver
LEASE RATE	From \$6.95/SF NNN per Year

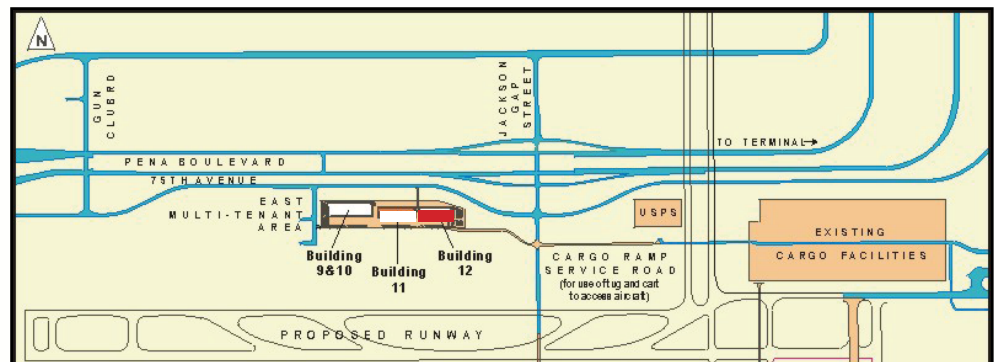
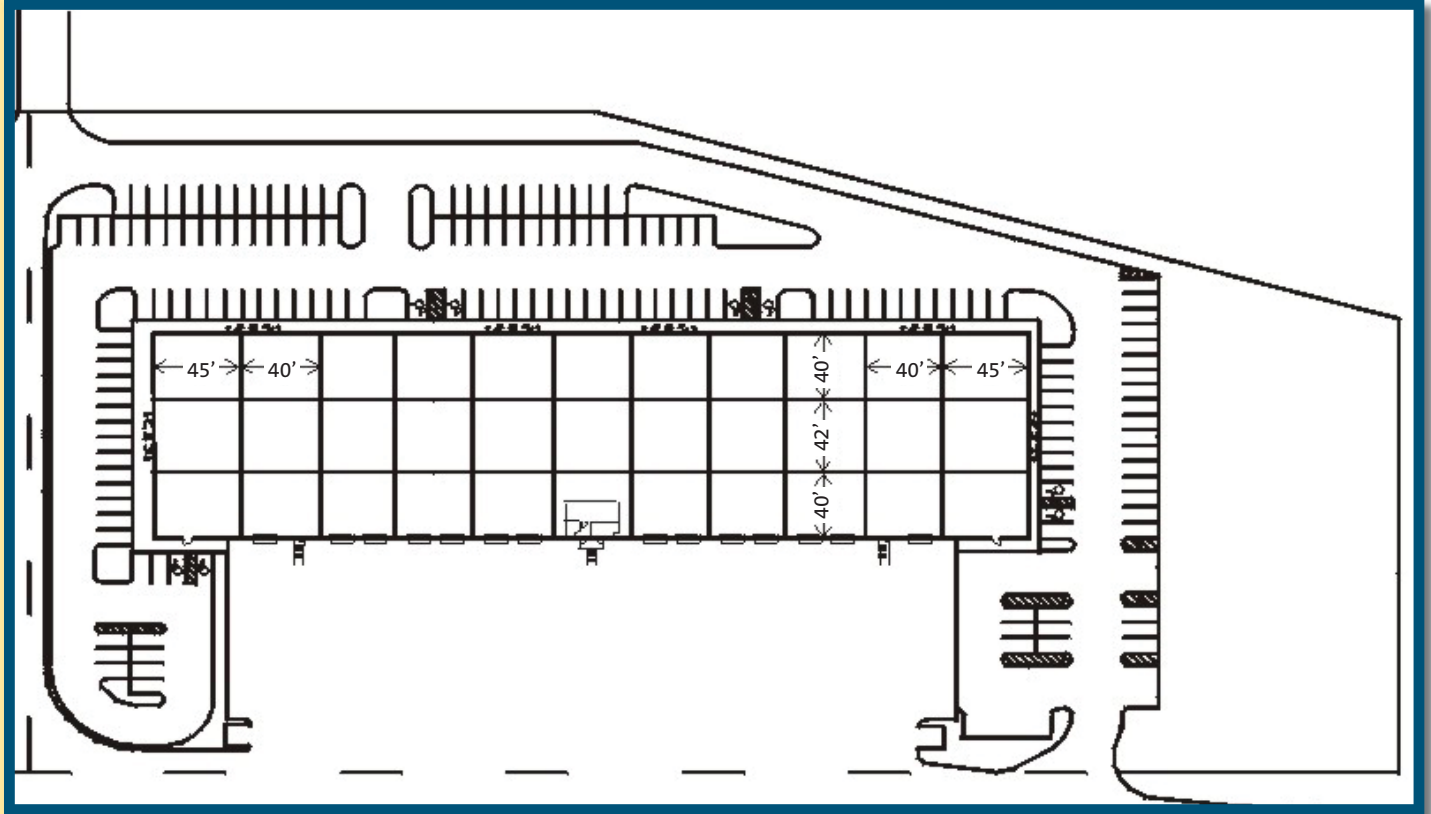
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