

SMALL DISTRIBUTION FACILITY

1331 W. Maple St., Denver, CO 80223

FOR LEASE



PROPERTY DESCRIPTION

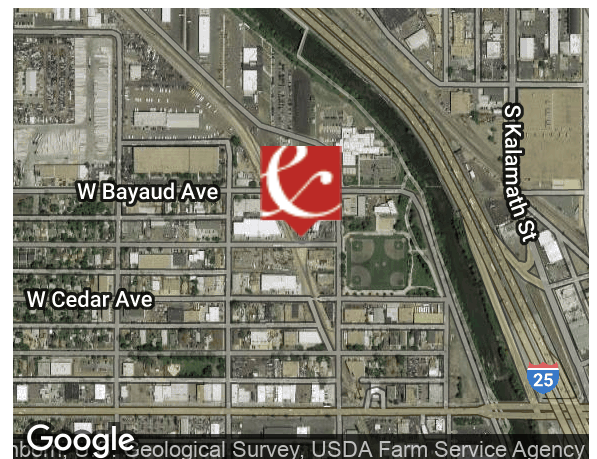
Small Distribution Facility For Lease

PROPERTY HIGHLIGHTS

- 2 Hard to find, small distribution facility
- 1331 W. Maple St. - 5,800 SF with 600 SF office
- 1340 W. Bayaud - 6,650 SF
- High cube, 18' clear height, clear-span
- 2 raildocks (Union Pacific) and 2 dock doors
- 3 phase, 220 volt, 400 AMP
- Well lit warehouse with skylights
- Very popular S. Santa Fe/Alameda corridor
- \$7.50/psf NNN

OFFERING SUMMARY

Building Size:	22,000 SF
Available SF:	5,800 - 6,650 SF
Lease Rate:	\$7.50 SF/yr (NNN)



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ANTONOFF
& CO. BROKERAGE INC.

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Retailer Map

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