

**INDUSTRIAL SPACE  
FOR LEASE**

# I-70/270 Business Center

**DENVER, CO**

**LOCATED IN DENVER ENTERPRISE ZONE**



I-70/270 Business Center is an 8-building multi-tenant industrial complex located in the Northeast Denver submarket. The property is located along the I-70 industrial corridor between downtown Denver and the Denver International Airport. Surrounding amenities include the exciting Stapleton residential and retail redevelopment along with Dick's Sporting Goods Park, which is home to the Colorado Rapids professional soccer team. Also, access to the Denver International Airport is convenient due to the properties' close proximity to Peña Boulevard via I-70.



**TIM SHAY**  
303 283 4594  
tim.shay@colliers.com

**T.J. SMITH, SIOR**  
303 283 4576  
tj.smith@colliers.com

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## PROPERTY OVERVIEW

- › Site Size: 17.7 Acres
- › Rentable Area: 314,078 SF
- › Lease Rate: \$7.50-\$8.00/SF NNN
- › Op. Expenses: Varies Per Building
- › City: Denver
- › County: Denver
- › Zoning: I-B, Light Industrial
- › Parking: 1.09-2.15:1,000
- › Ceiling Height: 14'-22'

## Contact Us

COLLIERS INTERNATIONAL  
DENVER

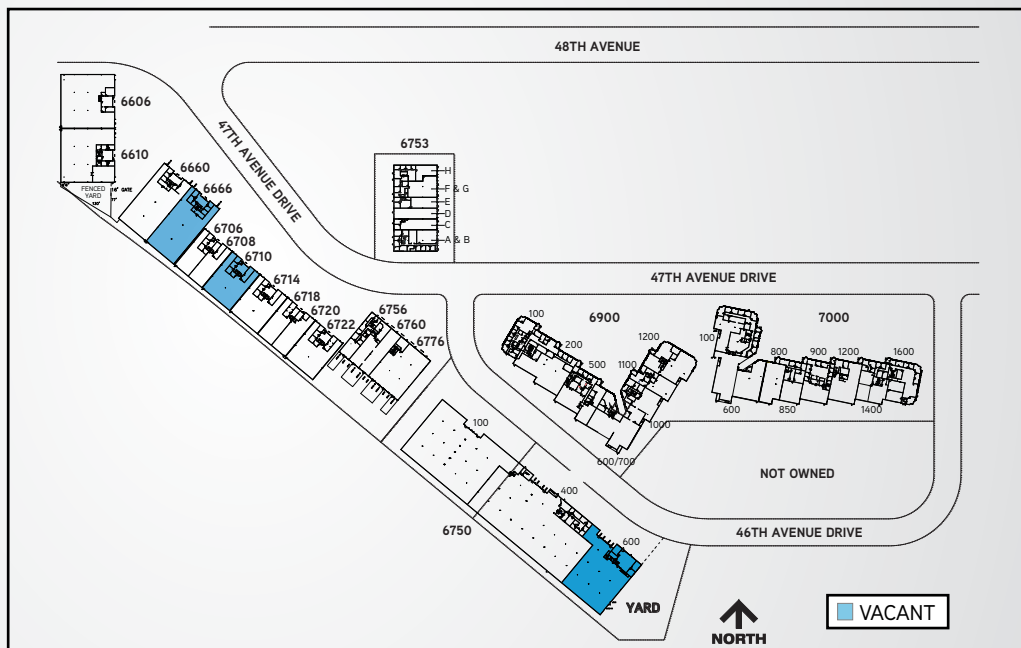
4643 South Ulster Street  
Suite 1000

Denver, CO 80237

MAIN +1 303 745 5800

FAX +1 303 745 5888

[www.colliers.com](http://www.colliers.com)



## Availability

BUILDING	UNIT	SIZE	NNN RATE	EXPENSES	GROSS MONTHLY	CLEAR HEIGHT	LOADING
6666	N/A	12,800 SF	\$7.50/SF	\$2.95/SF	\$11,146.67	19'	1 Drive-In 1 Dock High
6710	N/A	8,000 SF	\$8.00/SF	\$2.95/SF	\$7,300.00	14'	1 Drive-In 1 Dock High
6750	600	15,877 SF	\$8.00/SF	\$3.36/SF	\$15,030.23	22'	1 Drive-In 4 Dock High