

FOR LEASE

11500 EAST 53RD AVENUE

:: DENVER, COLORADO

Owned by:

IndCor Properties

LOCATED IN THE
DENVER BUSINESS
CENTER

EASY ACCESS TO I-70,
I-225 & DIA

SKYLIGHTS

POSSIBLE YARD AREA
(1/3 ACRE)

T-8 LIGHTING



FOR MORE
INFORMATION
PLEASE CONTACT

Jim Bolt

Executive Vice President
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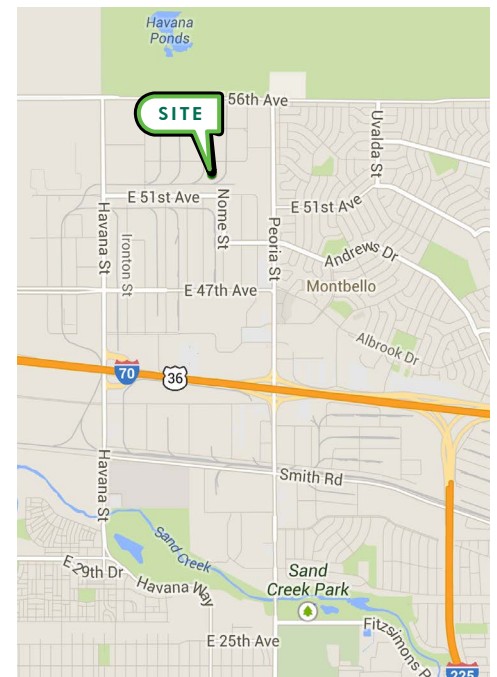
Mike Camp

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AVAILABLE:	129,609 SF
DIVISIBLE:	48,538 SF
OFFICE:	<ul style="list-style-type: none">• ±5,600 SF at Southern Entrance• ±312 SF at Center• ±600 SF at Northern Entrance
LOADING:	20 Dock High (8' X 10') 2 Drive-In (12' X 14')
ELECTRICAL:	3 Phase, 1,600 Amps 480 Volt (to be verified)
YEAR BUILT:	1995
COLUMN SPACING:	38' x 40' (typical)
PARKING:	±100 Auto Spaces
CLEAR HEIGHT:	24'
SPRINKLER:	ESFR
EXPENSES:	\$1.55/SF (2014 est.)
LEASE RATE:	\$4.35 PSF NNN

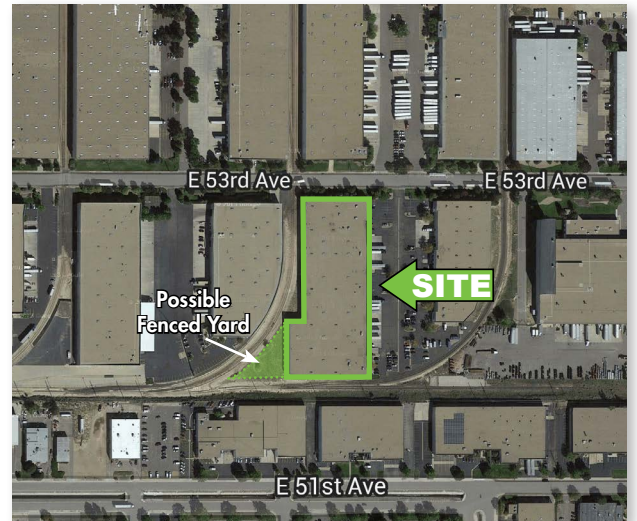
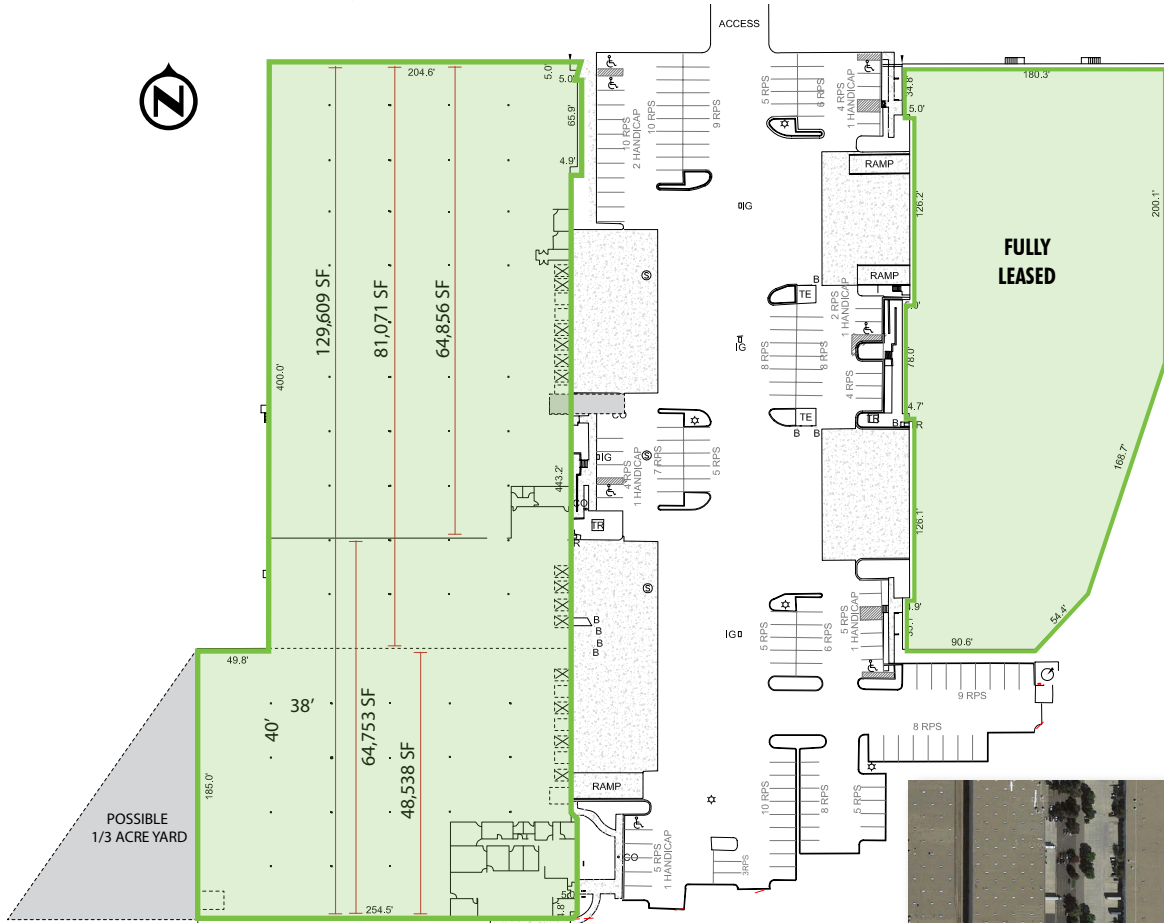


CBRE

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