

5180 Smith Road, Denver, Colorado

SOUTHWEST CORNER OF SMITH ROAD & FOREST STREET

AVAILABILITY:

Units E5,283sf @ \$7.50/sf NNN*

Unit F5,757sf @ \$7.50/sf NNN*

Units E&F 11,040sf @ \$7.00/sf NNN*

*NNN's = \$3.50/SF, Based on CAM Reconciliations for year ending 12/31/19

WITH 1/4 ACRE
FENCED YARD



PROPERTY DESCRIPTION:

WELL BUILT AND MAINTAINED CONCRETE BUILDING. HIGHLY ADAPTABLE FOR USE AS MANUFACTURING, WAREHOUSE, SALES, OR SERVICE FACILITY

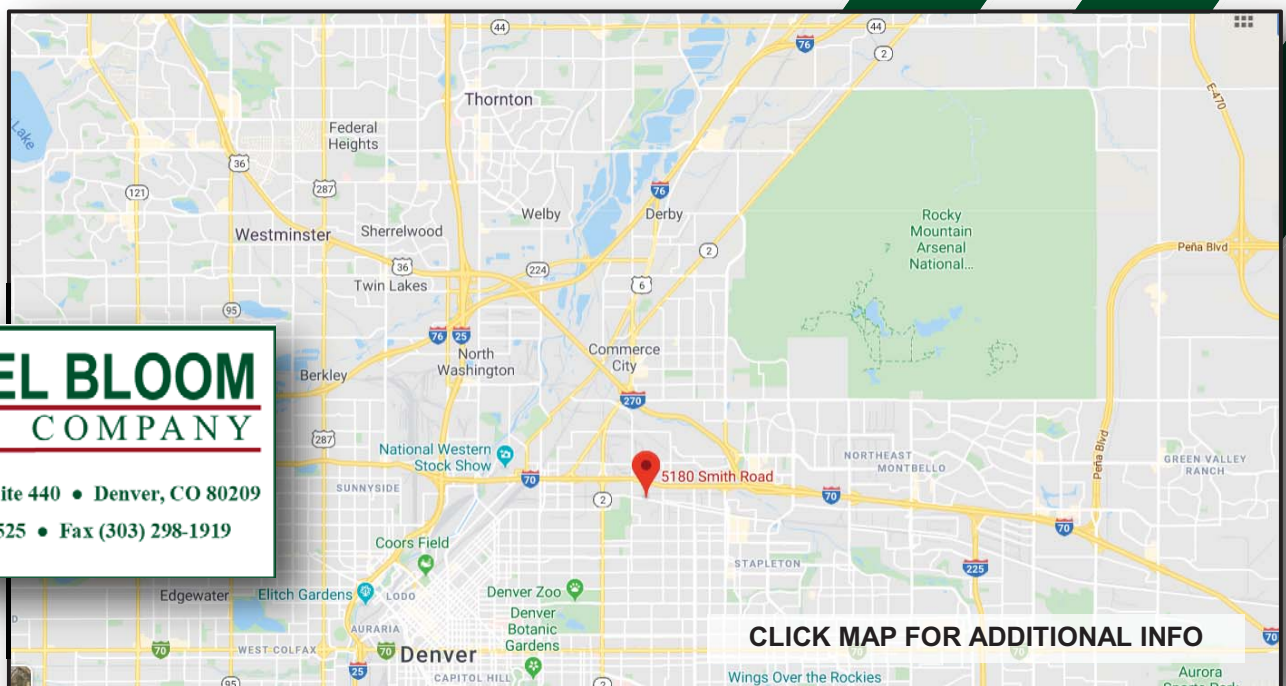
IMPORTANT FEATURES:

- OVERSIZE DRIVE-IN LOADING (12')
- NEWLY REMODELED OFFICE AREAS
- CEILING HEIGHT: 14'
- ELECTRICAL: 3 PHASE
- INTERNET PROVIDER: COMCAST



MICHAEL BLOOM
REALTY COMPANY

300 S. Jackson St. Suite 440 • Denver, CO 80209
Main (303) 295-2525 • Fax (303) 298-1919



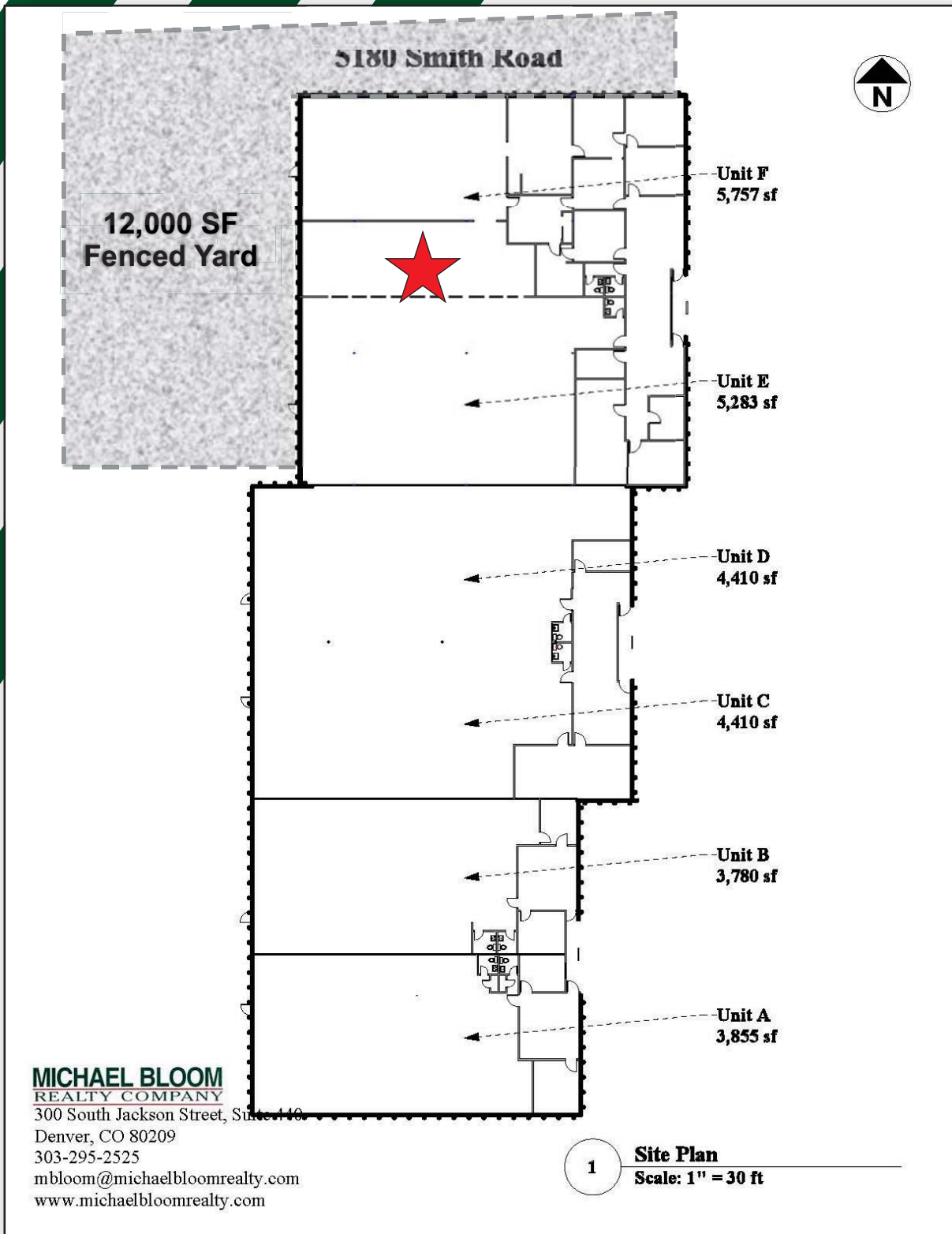
CLICK MAP FOR ADDITIONAL INFO

5180 Smith Road, Denver, Colorado

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SPACE AVAILABILITY

Available	Total SF	Office SF	Loading
Unit EF	5,283	1,450	2 Drive-Ins
Unit F	5,757	2,400	2 Drive-Ins



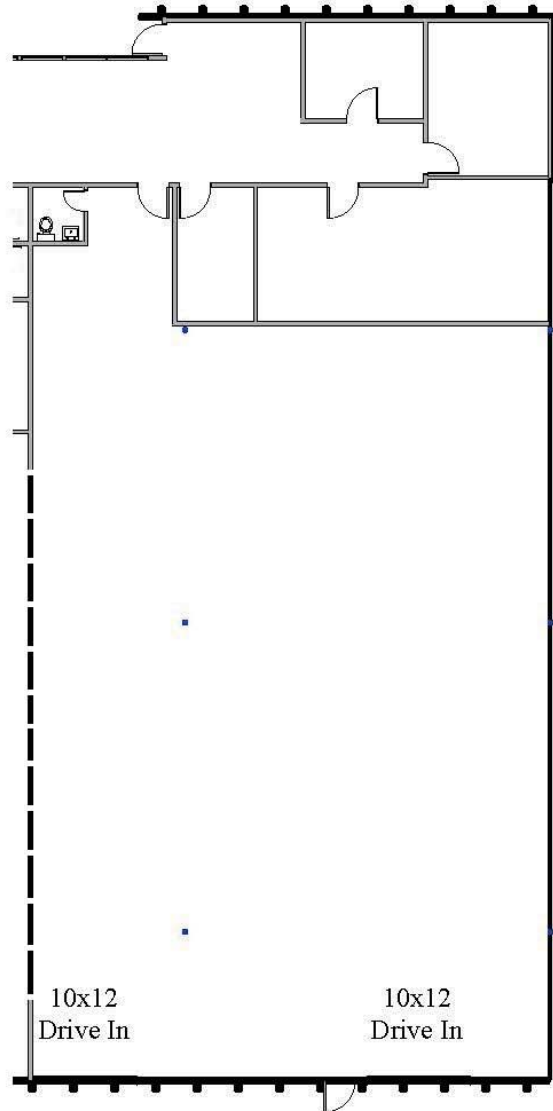
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Site Plan
 Scale: 1" = 30 ft

5180 Smith Road, Unit E

5180 Smith Road Unit E



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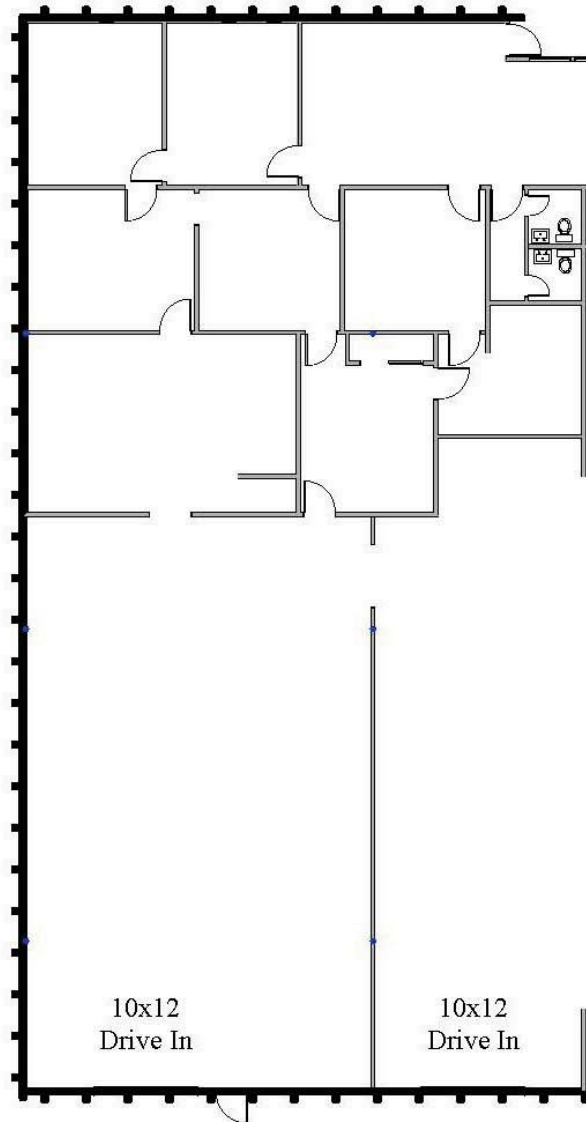
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Floorplan

Scale: 1/16" = 1'-0"

5180 Smith Road, Unit F

5180 Smith Road Unit F



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Floorplan

Scale: 1/16" = 1'-0"