

**AUTOMOTIVE/
INDUSTRIAL
FOR LEASE**

PARKER ROAD CAR CARE CENTER

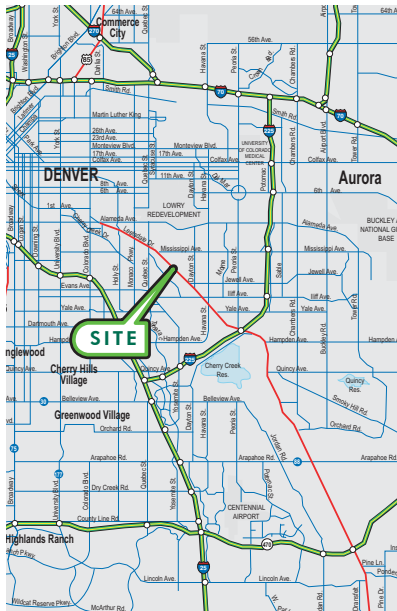
NEC S. PARKER ROAD & S. VALENTIA STREET :: DENVER, CO



**ZONED FOR
AUTOMOTIVE USE**



LOCATION MAP



**FOR MORE
INFORMATION
PLEASE CONTACT**

Paul Kluck, SIOR

First Vice President

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AVAILABLE:	2,688 SF - 10,778 SF
OFFICE AREA:	25%
LOADING:	1 to 16 bays available
ELECTRICAL:	208v, 3 phase
CLEAR HEIGHT:	16'
YEAR BUILT:	1987
LEASE RATE:	\$8.00-\$12.00/SF NNN
NNN EXPENSES:	\$4.50/SF

BUILDING FEATURES:

- :: Monument signage available
- :: Parking 4.5:1000
- :: Floor drains
- :: Compressed air lines
- :: Autobody use approved

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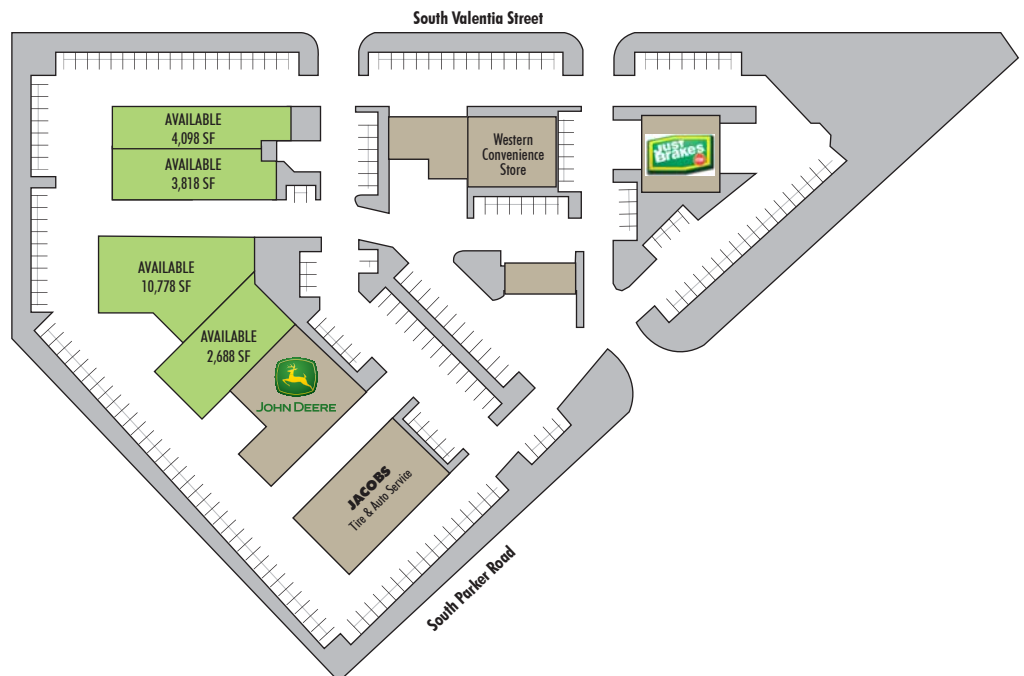
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