

Denver Business Center, Bldg. 4

11000 East 51st Avenue, Suite A & B
Denver, CO 80239

**For SALE / LEASE
INDUSTRIAL**

USER OR INVESTOR OPPORTUNITY

Now Available for Lease!



Manufacturing / Light Assembly Unit

- BUILDING RBA:** 51,750 SF
Unit A: 20,700 SF
Unit B: 31,050 SF – Avail. 2/1/2012
- OFFICE SIZE:** 3,835 +/- SF
- LOADING:** 9 Front Loading Docks
1 Large Drive In Door (14'x16')
- SITE SIZE:** 2.14 Acres (93,090 SF)
- CEILING HEIGHT:** 22' Clear
- SPRINKLER:** Yes
- ZONING:** I2 – Denver
- PARKING:** 25 Surface, .70/1,000 SF
- POWER:** Heavy Power TBV
- TAXES:** 2010 = \$42,442.44
- LEASE RATE:** \$3.75 NNN

SALES PRICE: ~~\$2,070,000 (\$40.00/sf)~~
\$1,966,500 (\$38.00/sf)

- FEATURES:**
- Unit B Now Available for Lease! (see reverse)
 - Tenant in Unit A (expires March 31, 2013)
 - Rail Served
 - Multi-Tenant Building



For more information & inspection please contact:

KIRK VANINO

(303) 813-6453

kirk.vanino@cushwake.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.



1050 17th Street, Suite 1400, Denver, CO 80265

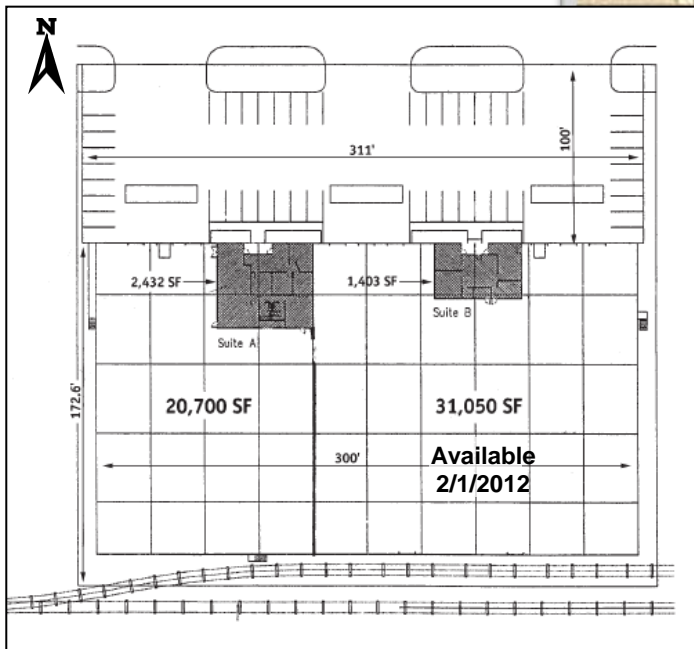
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FEATURES:

- Tenant in Unit A (expires March 31, 2013)
- Easy Access to I-70, I-225, I-25 and I-270
- Rail Served
- Close Proximity to Numerous Amenities
- 10 Miles to DIA; 13 Miles to Downtown Denver

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