

Central Denver Industrial Building With Yard For Lease 5170 Kalamath Street



GRUBB & ELLIS
From Insight to Results

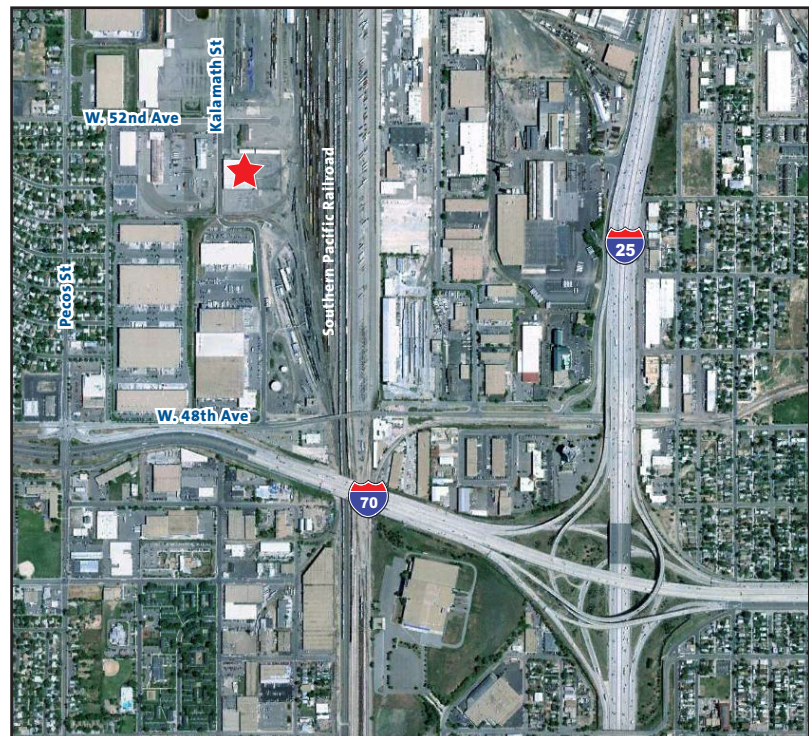
Denver, CO 80221

Industrial Services Group



Building Specifications

Building Size	16,920 SF
Office Size	1,035 SF Mezzanine (Main Floor Offices Possible)
Yard Area	0.62 Acres Available with 4,550 SF Storage Shed
Loading	3 Drive-In Doors (18' x 14') 1 Drive-In Door (21' x 14') Exterior Dock Loading
Sprinkler	Dry System
Ceiling Height	20'
Zoning	I-B
Electrical	400 Amps, 208/120V, 3-Phase (to be verified by an electrician)
Parking	TBD
Rail	Union Pacific Possible
Lease Rate	\$4.50/SF NNN/Year
NNN Expenses	\$1.00/SF/Year



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