

3950 Kearney Street
Denver, Colorado

M B R C

FOR LEASE

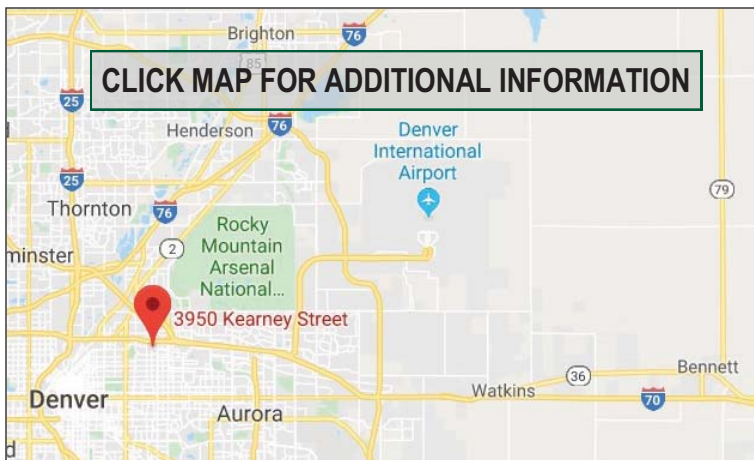


AVAILABILITY:

3950 Kearney Building 1:.....	35,025SF (\$6.50/SF NNN*)
3950 Kearney Building 2:.....	14,300SF (\$5.50/SF NNN*)
Building 1 & 2.....	49,325SF (\$6.00/SF NNN)

10,000sf of fenced yard space available

*NNN = \$1.65/SF, Based on CAM Reconciliation for year ending 12/31/19



PROPERTY DESCRIPTION:

HEAVY POWER; SUITABLE FOR MANUFACTURING, SALES, SERVICE, AND DISTRIBUTING.

CURRENTLY HAS A MODULAR CLEAN ROOM INSTALLED.

IMPORTANT FEATURES:

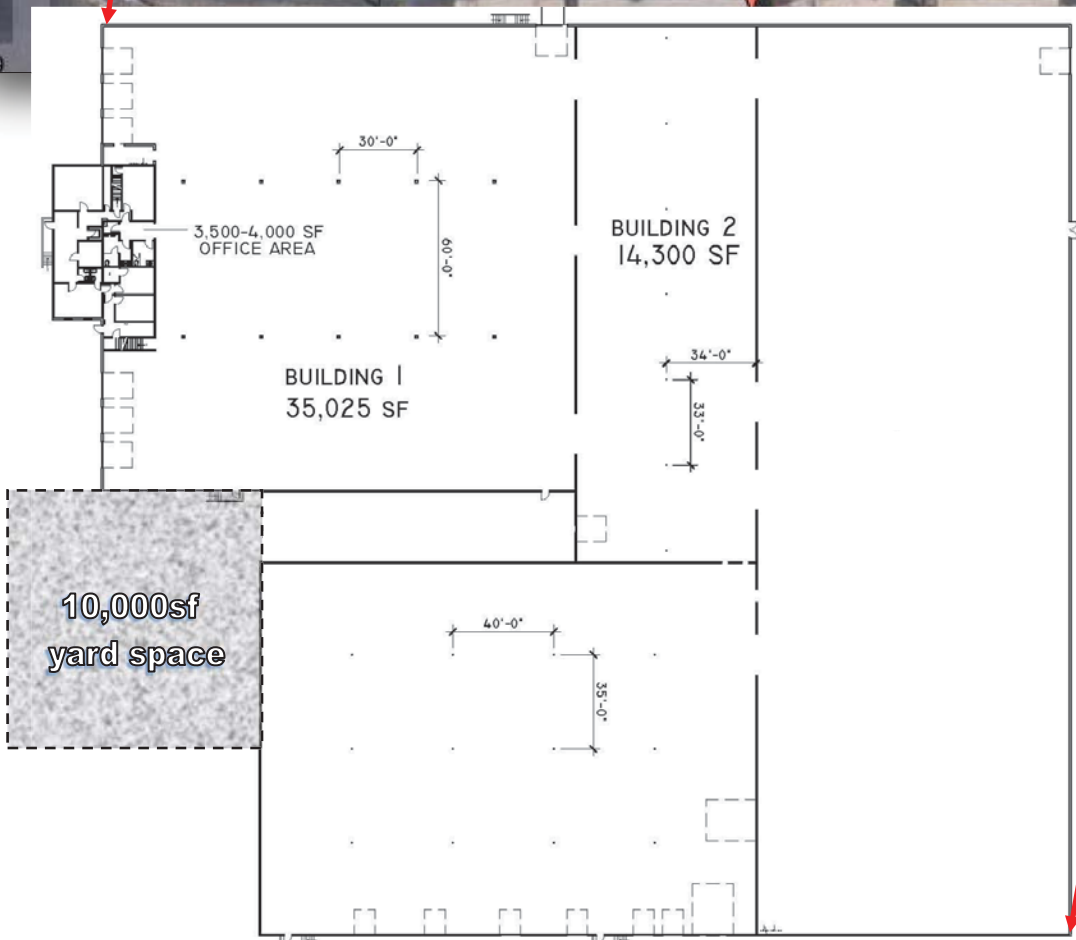
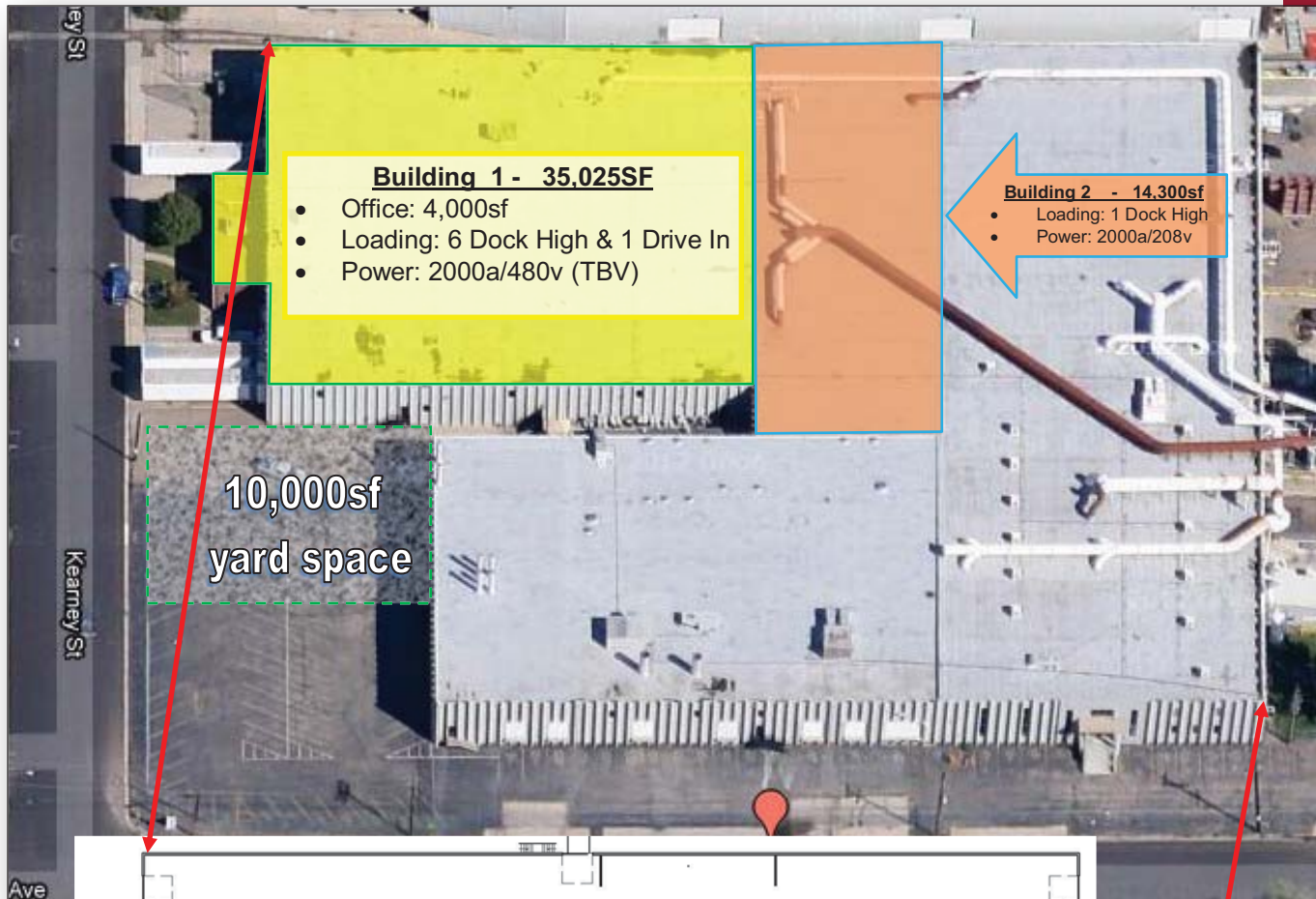
- LOCATED WITHIN THE DENVER ENTERPRISE ZONE
- 18' CEILING HEIGHT
- **GREAT POWER: 2000a/480v**
- **OVERSIZED DRIVE-IN**

MICHAEL BLOOM
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