

INDUSTRIAL  
FOR LEASE

# MOUNTAIN WEST BUSINESS PARK

4200 CARSON STREET, BUILDING ONE :: DENVER, COLORADO

CLASS A SPACE  
FOR LEASE



## LOCATION MAP



<b>BUILDING SIZE:</b>	67,178 SF
<b>AVAILABLE:</b>	30,166 SF divisible to 15,551 SF
<b>OFFICE:</b>	Approximately 2,000 SF
<b>CLEAR HEIGHT:</b>	30'
<b>LOADING:</b>	11 Dock-high 1 Drive-in (12' x 14')
<b>COLUMN SPACING:</b>	50' x 52' Typical
<b>PARKING:</b>	1.7/1,000 SF
<b>SPRINKLERS:</b>	ESFR
<b>ZONING:</b>	I-O
<b>LEASE RATE:</b>	Negotiable
<b>OPERATING EXPENSES:</b>	TBD

## BUILDING FEATURES

- :: New class A construction
- :: Outstanding I-70 visibility and access
- :: High image design
- :: 10 minutes to Denver International Airport
- :: 10 minutes to Downtown Denver

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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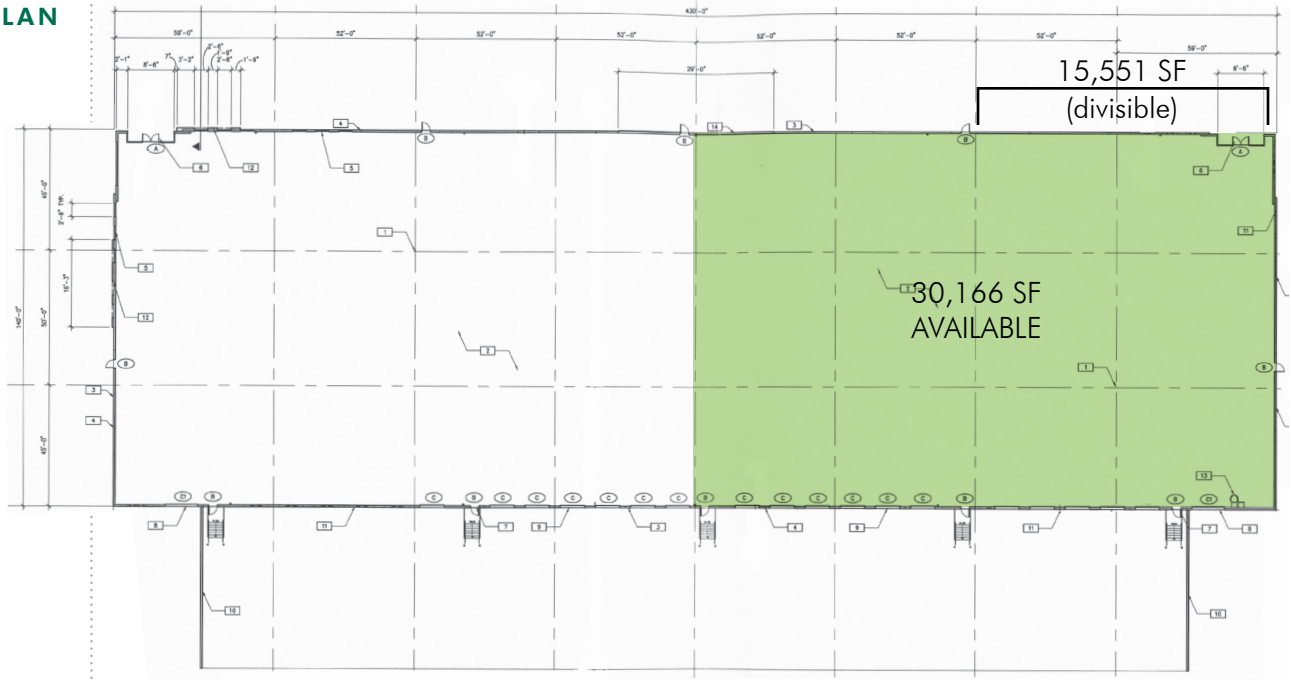
**CBRE**

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## BUILDING PLAN



## LOCATION AERIAL



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