



FOR LEASE

Airport Industrial Center

4250 Oneida Street, Building A / Denver, Colorado 80216

FENCED YARD FOR TRAILER PARKING & OUTSIDE STORAGE



Warehouse/Distribution Building with Fenced Yard and Rail

Lease Rate: Negotiable

The space can be demised down to units ranging from $\pm 60,800$ to $\pm 142,000$. New office space will be build-to-suit for a tenant's specific needs.

Property Features

Available SF	$\pm 60,800$ - $\pm 142,000$ SF
Office SF	$\pm 2,500$ - $\pm 5,000$ SF (Build-to-suit)
Yard Area	± 1.5 Acres of dedicated fenced yard area
Loading	29 Dock-high doors 5 Rail doors
Clear Height	$\pm 27'$
Zoning	I-B, UO-2

YOY	1968
City/County	Denver/Denver
Sprinklered	ESFR
Rail	Union Pacific
Power	3-Phase, 277-480 volts, 1,600 amps (to be verified for entire building)
Est. Expenses	\$1.97/SF (2019)

Property Highlights

- Fenced yard area can accommodate both outside storage and trailer parking
- Union Pacific Rail served
- Monument signage visible from I-70 and Quebec Street
- Easy access to I-70, I-270, I-25 and DIA
- Proximity to Northfield and Stapleton retail amenities
- ESFR Fire Sprinkler System

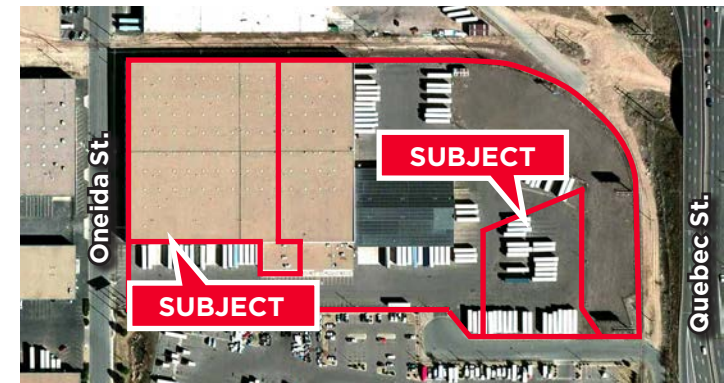
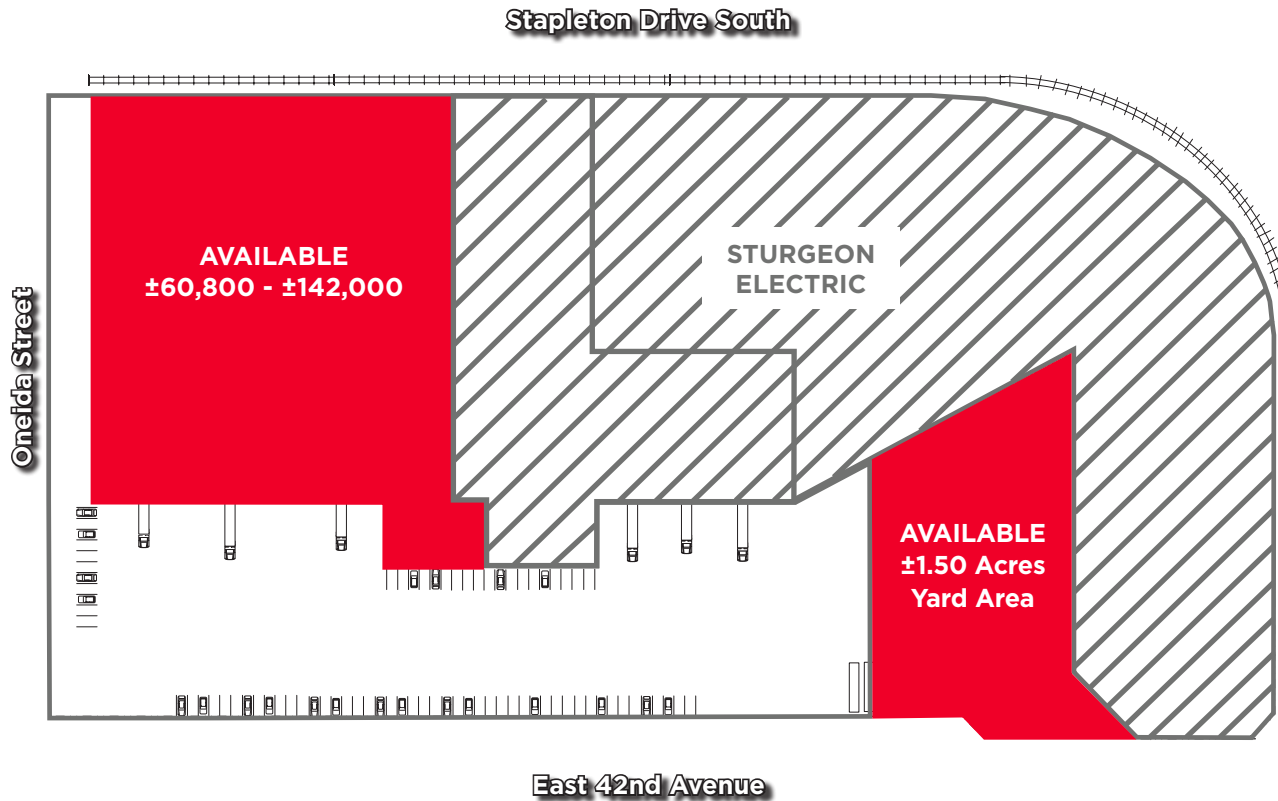


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Site Plan



For more information, please contact:

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