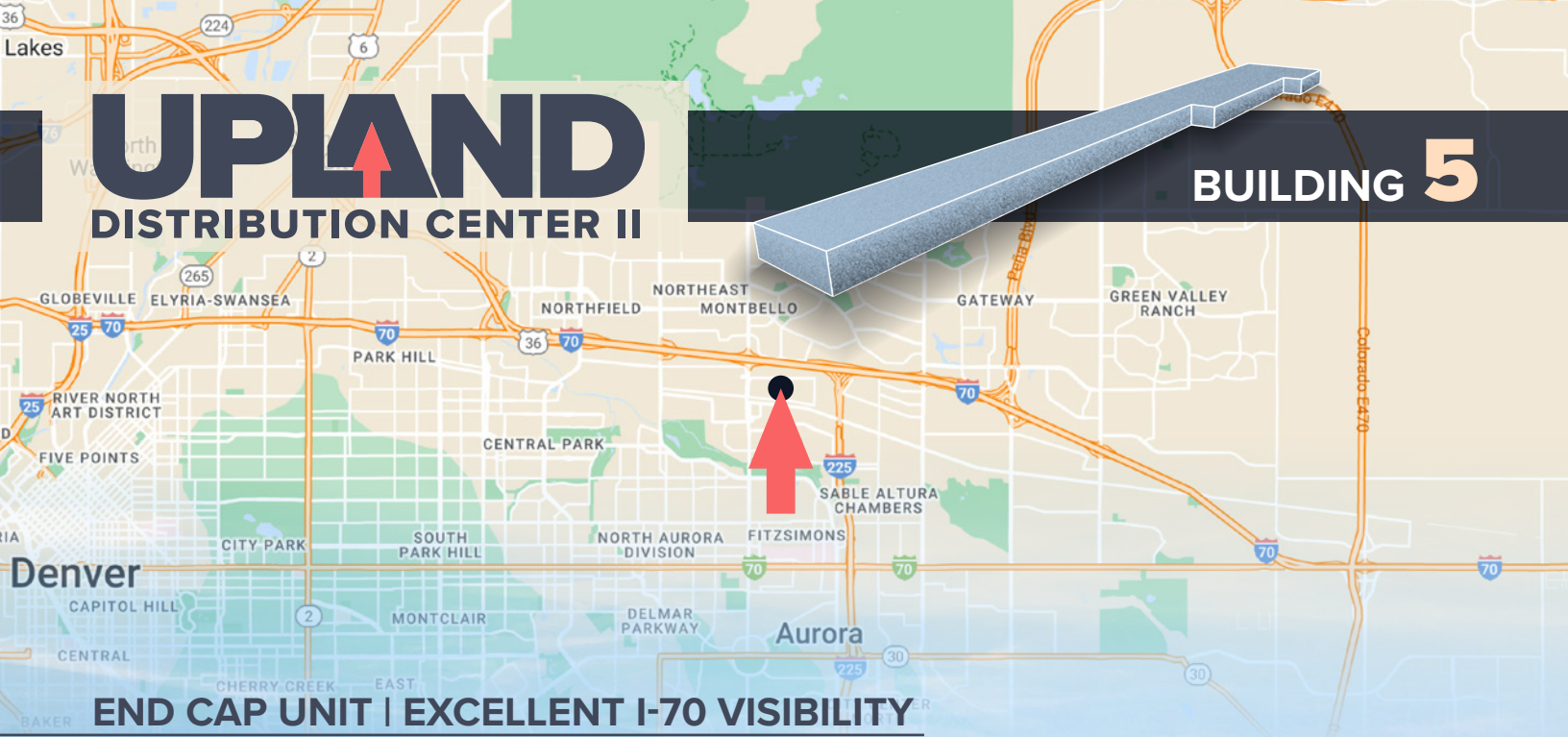




UPLAND

DISTRIBUTION CENTER II

BUILDING 5

END CAP UNIT | EXCELLENT I-70 VISIBILITY



12850 E. 40TH AVENUE
UNIT 117 | DENVER, CO 80239

BUILDING HIGHLIGHTS

- Convenient access to Metro Denver via I-70 & I-225
- Excellent I-70 visibility with 165,000 VPD
- Strategically located less than 15 miles from DIA & Downtown Denver
- Ample amenity base
- Ideally configured unit with Dock High and Drive-In loading
- Potential rail served unit (rail provider agreement needed)

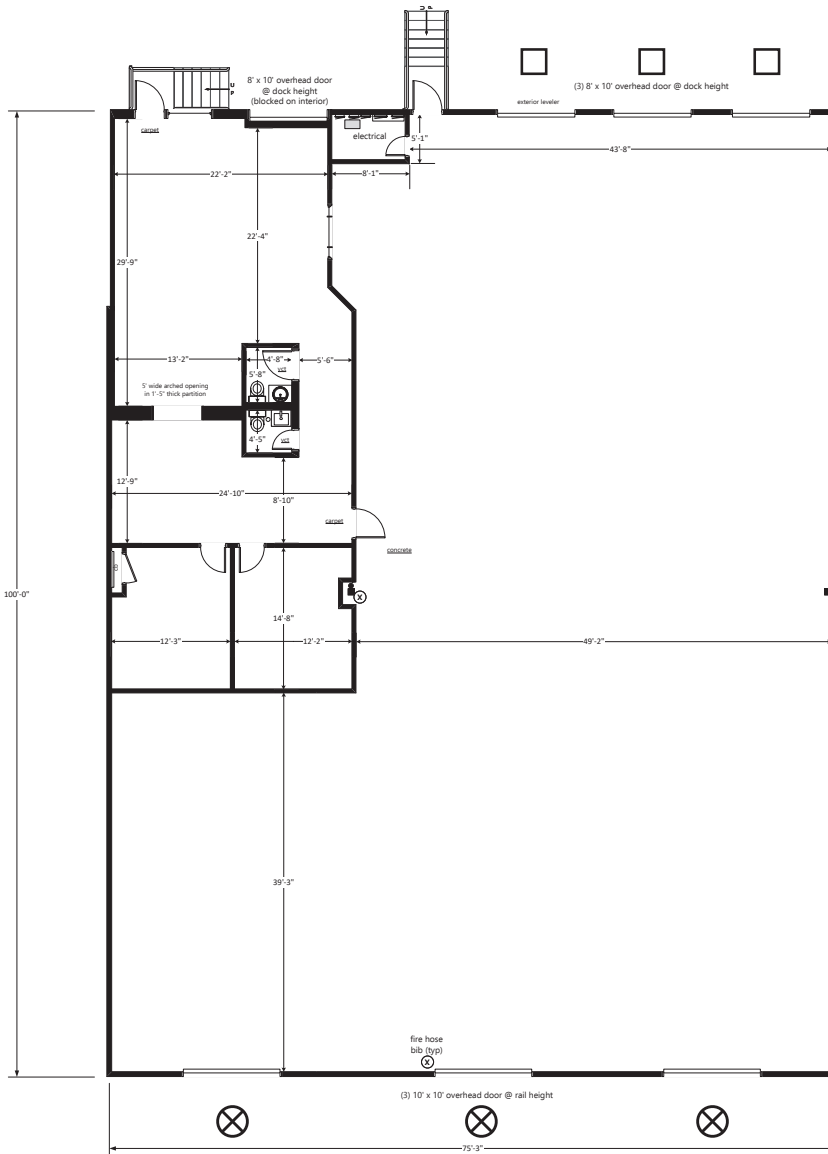
BUILDING DETAILS

Available:	7,500 SF
Office SF:	1,470 SF
Zoning:	I-B
Loading:	3 - 8'x10' Dock High Doors 3 Rail Doors
Power:	TBV
Clear Height:	+/- 20' 6"
Sprinklers:	Yes
Expenses:	\$3.11/SF (2026 Est.)
Lease Rate:	\$10.00/SF NNN
Occupancy Date:	30 Days

ACTIVE RAIL SPUR

BUILDING 5 | UNIT 117

7,500 SF



□ 3 Dock High (8'x10')

⊗ 3 Rail Served Dock High



COLLIERS

4643 S. Ulster Street, Suite 1000

Denver, CO 80237

P: +1 303 745 5800

F: +1 303 745 5888

Colliers

GID
INDUSTRIAL

T.J. SMITH, SIOR

+1 303 283 4576

tj.smith@colliers.com

NICK RICE

+1 720 833 4620

nick.rice@colliers.com

TOM STAHL, SIOR

+1 303 283 4572

tom.stahl@colliers.com

NICHOLAS NASHARR

+1 303 283 4563

nicholas.nasharr@colliers.com

Copyright © 2021 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.