



Colliers

INDUSTRIAL SPACE
FOR LEASE

I-70/270 Business Center

DENVER, CO

LOCATED IN DENVER ENTERPRISE ZONE



I-70/270 Business Center is an 8-building multi-tenant industrial complex located in the Northeast Denver submarket. The property is located along the I-70 industrial corridor between downtown Denver and the Denver International Airport. Surrounding amenities include the exciting Stapleton residential and retail redevelopment along with Dick's Sporting Goods Park, which is home to the Colorado Rapids professional soccer team. Also, access to the Denver International Airport is convenient due to the properties' close proximity to Peña Boulevard via I-70.



TIM SHAY
303 283 4594
tim.shay@colliers.com

T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

Accelerating success.



DOWNTOWN DENVER



Smith Road



Quebec Street

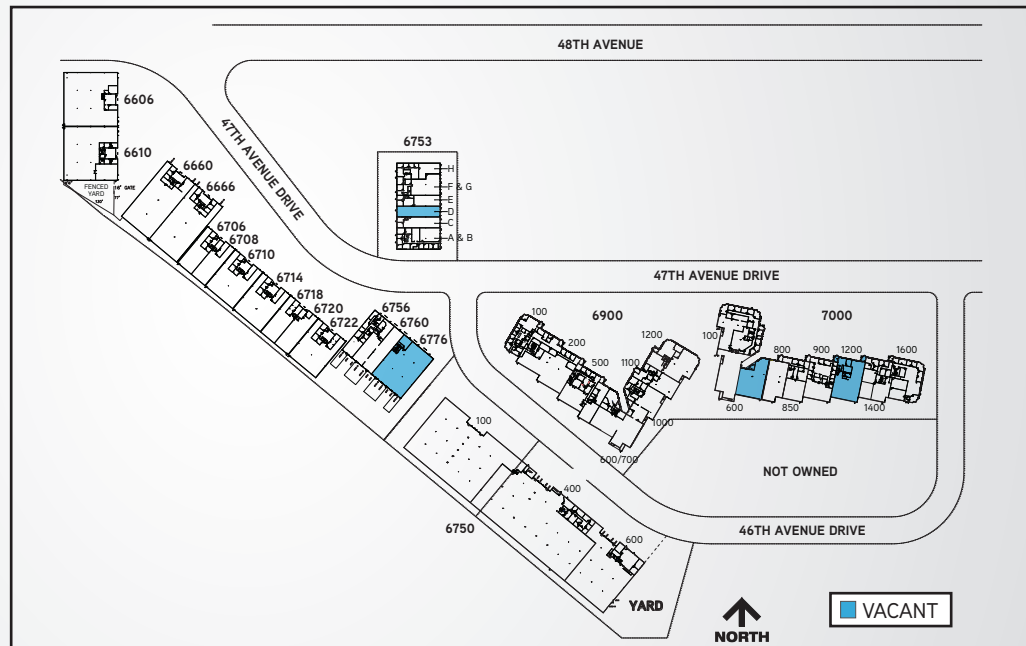


PROPERTY OVERVIEW

- > Site Size: 17.7 Acres
- > Rentable Area: 314,078 SF
- > City/County: Denver
- > Zoning: I-B, Light Industrial
- > Parking: 1.09-2.15:1,000
- > Ceiling Height: 14'-22'

Contact Us

COLLIERS | DENVER
4643 South Ulster Street
Suite 1000
Denver, CO 80237
MAIN +1 303 745 5800
FAX +1 303 745 5888
www.colliers.com



Availability

BUILDING	SIZE	NNN RATE	EXPENSES	CLEAR HEIGHT	LOADING	AVAILABLE
6753-D	2,328 SF	\$9.95/SF	\$7.40/SF	14'	1 Drive-In	Immediately
6776	10,200 SF	\$9.95/SF	\$4.54/SF	16'	3 Drive-Ins 3 Docks	Immediately
7000-600E	4,714 SF	\$8.50/SF	\$6.34/SF	14'	Double Loading Door	Immediately
7000-1200	5,723 SF	\$9.50/SF	\$6.34/SF	14'	1 Drive-In	December 1, 2025



BROKERAGE
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