FOR LEASE Industrial Warehouse

Concourse Business Park

10515 East 40th Avenue | Unit 102 | Denver, CO 80239

INCENTIVES:
**** 6 Months at HALF BASE RENT***
**** $1.00/SF Broker Bonus!***

SPEC BUILDING FEATURES

Size:	3,607 SF
Availability:	Immediately
Office:	20% Office Finish
Loading:	One (1) Half Dock
Clear Height:	12'
Parking:	2.07:1,000 SF
Zoning:	I-B, UO-2
Lease Rate:	Contact Broker
Est. Op. Exp. (2026):	$7.07/SF

HIGHLIGHTS

- I-70 Frontage / Visibility
- Ideal Unit Layouts
- Drive-In or Dock High Loading in Each Unit
- Favorable Neighborhood Demographics
- Abundant Retail Amenities in Area

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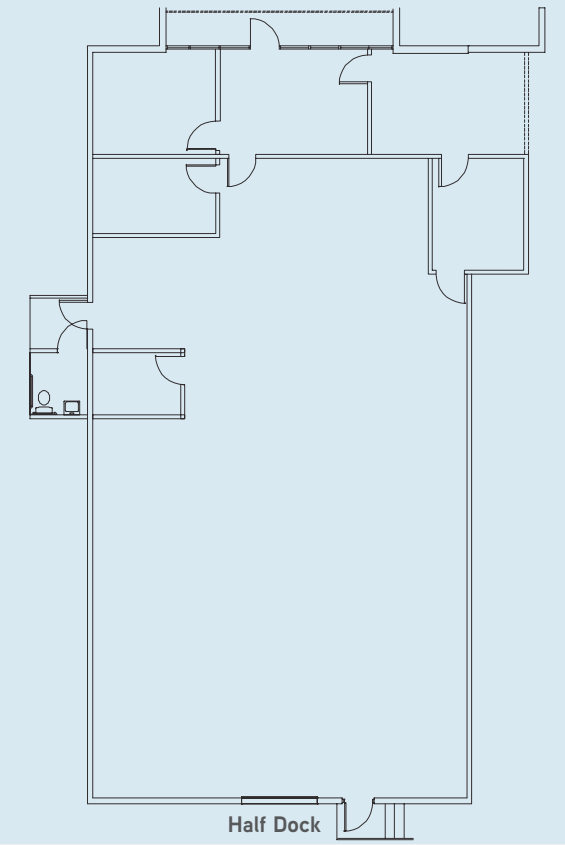
UNIT 102 | 3,607 SF



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