

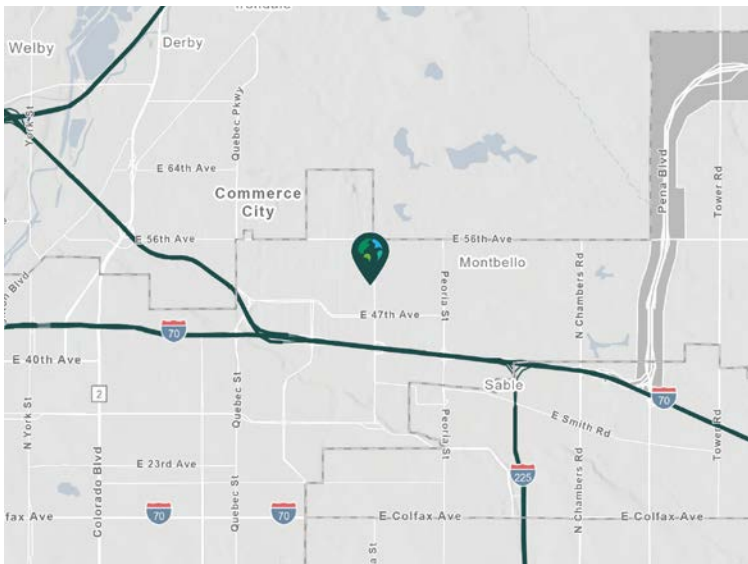
CLASS A COLD STORAGE FOR LEASE



±79,646 SF

10445 E. 49th Ave.
Denver, CO 80238

Stapleton Business Center



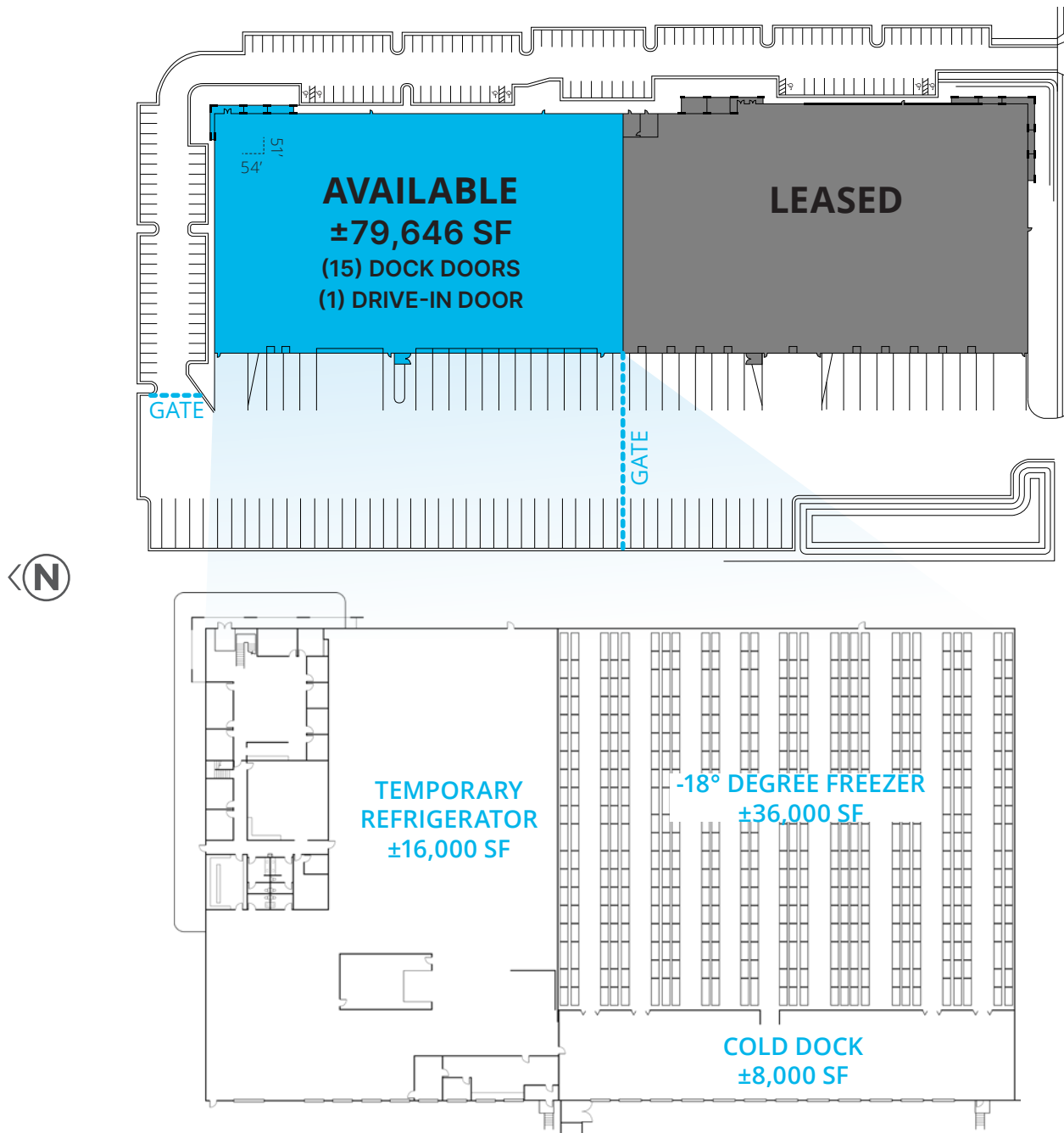
- Move-In Ready
- Fenced Secured Yard
- Reefer Plugs In Yard
- Forklift Charging Stations
- Vertical Storing Dock Levelers
- Interior & Exterior Lighting Upgrade
- 32 Exclusive Trailer Parks
- Endcap Unit Provides Ample Parking

Property Features

Available Space	±79,646 SF
Office SF	±7,000 SF (2 Story)
Clear Height	30'
Column Spacing	54' (D) x 51' (L)
Dock Doors	15
Drive-in Doors	1
Trailer Parking Spaces	32
Electrical Service	4,000 Amps (TBV)
Sprinkler	ESFR
Lighting	LED



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warehouse with one strategic,
single-source partner.



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