FOR LEASE Industrial Warehouse

Concourse Business Park

10525 East 40th Avenue | Unit 201A | Denver, CO 80239

SPEC BUILDING FEATURES

Size:	1,326 SF
Office:	30% Office Finish/Showroom
Loading:	One (1) Drive-In Doors
Clear Height:	12'
Parking:	2.07:1,000 SF
Zoning:	I-B, UO-2
Available:	30 Days
Lease Rate:	$14.00/SF NNN
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

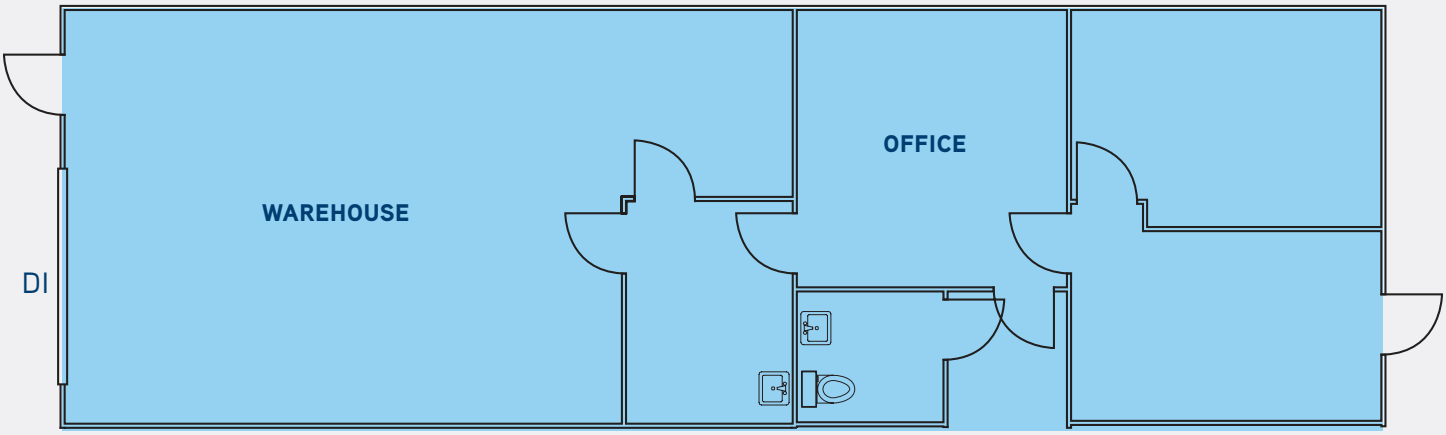
T.J. SMITH, SIOR
303 283 4576
tj.smith@colliers.com

MATT KEYERLEBER
720 284 7100
matt.keyerleber@colliers.com

NICK RICE
720 833 4620
nick.rice@colliers.com

COLLIERS
4643 S. Ulster Street | Suite 1000
Denver, CO 80237
+1 303 745 5800 | FAX +1 303 745 5888

UNIT 201A | 1,326 SF



NORTH

This document has been prepared by Colliers for advertising purposes only. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, no warranty or representation is made of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.