

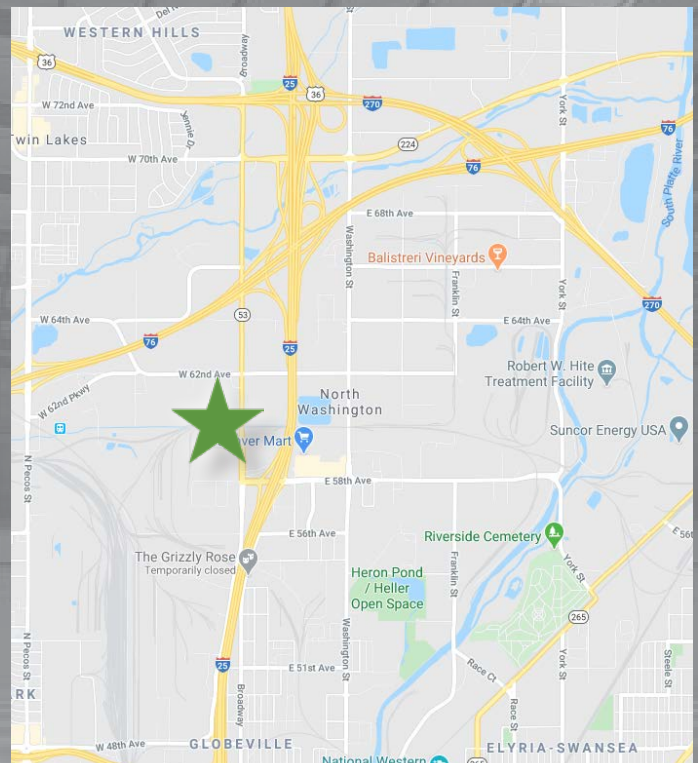
FOR LEASE 30,000 SF

5915 Broadway
Denver, CO 80216

This property is in the enterprise zone with immediate highway access to I-70, I-25, I-76 and I-270. It has well distributed power and air lines and also rail spur. The facility has approximately 7,000 SF of newly installed Freezer/Cooler with (18) next-gen all temp units with fully insulated wall panels & new unit piping & cooling infrastructure.

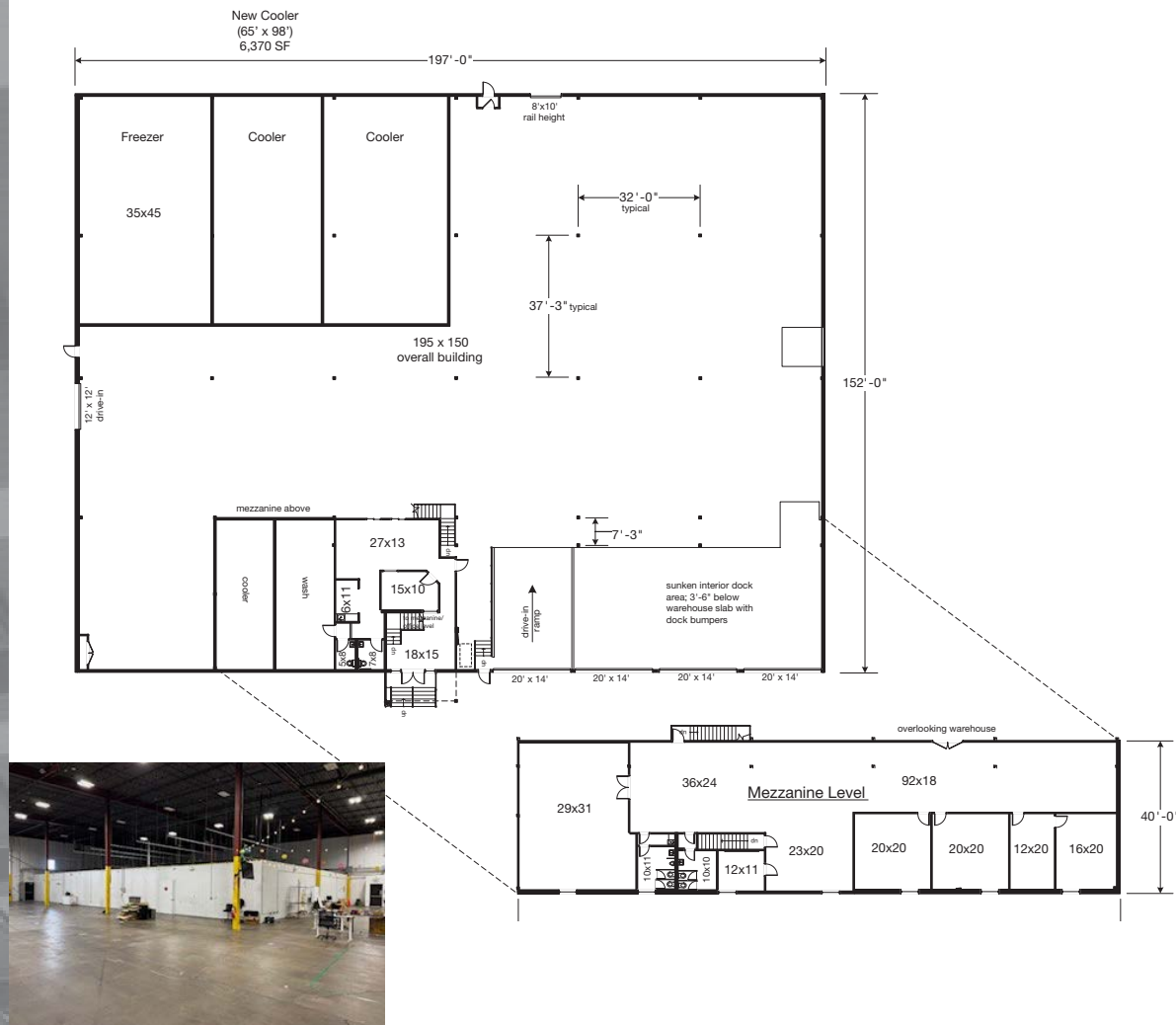
Highlights

Available:	30,000 SF (36,314 SF with Mezzanine)
Main Level Office:	1,238 SF
Mezzanine Office:	6,370 SF (Not Included in Rentable SF)
Warehouse:	28,706 SF
Base Rent:	\$9.75/SF NNN
2025 NNN:	\$5.21/SF
Ceiling Height:	24'-10"
Loading:	2 Drive-In Doors 3 Dock Doors
Sprinkler System:	Yes
Electrical Service	120/208 4W 3-Phase
Yard:	Yes
Zoning:	I-2



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Floor Space Plan



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