

Industrial Space For Lease

3 Months Free Base Rent
On A New 5 Year Signed Lease*

AUTOMATED GATE AND FENCED PARKING/LOADING COURT

Highlights

- Easy Access to I-70 and I-25
- Central Denver location
- Fenced Loading Courtyard / Gated Entrance
- Brand new office finishes

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Denver Core Industrial

5050 Fox Street | Unit A

Denver, CO 80216

Property Overview

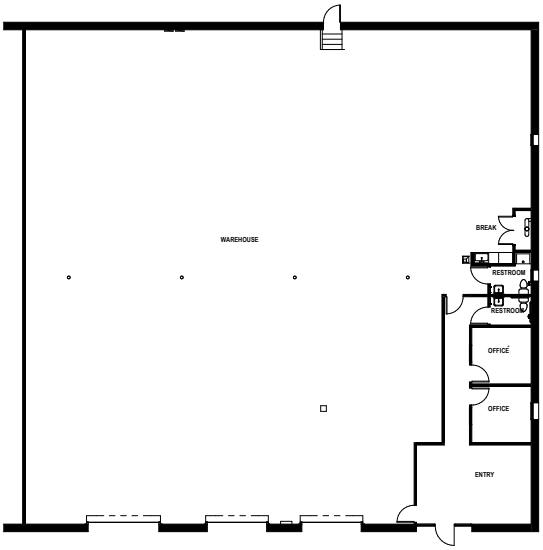
Available:	12/1/26
Unit Size:	8,300 SF
Office Size:	+/- 10%
Lease Rate:	$9.95/SF NNN
2026 Op. Ex.:	$5.91/SF
Clear Height:	14'9"
Loading:	Three (3) Drive-Ins
Sprinklered:	Yes, Standard Wet System
Power:	300 Amps (TBV)
Zoning:	I-B, UO-2

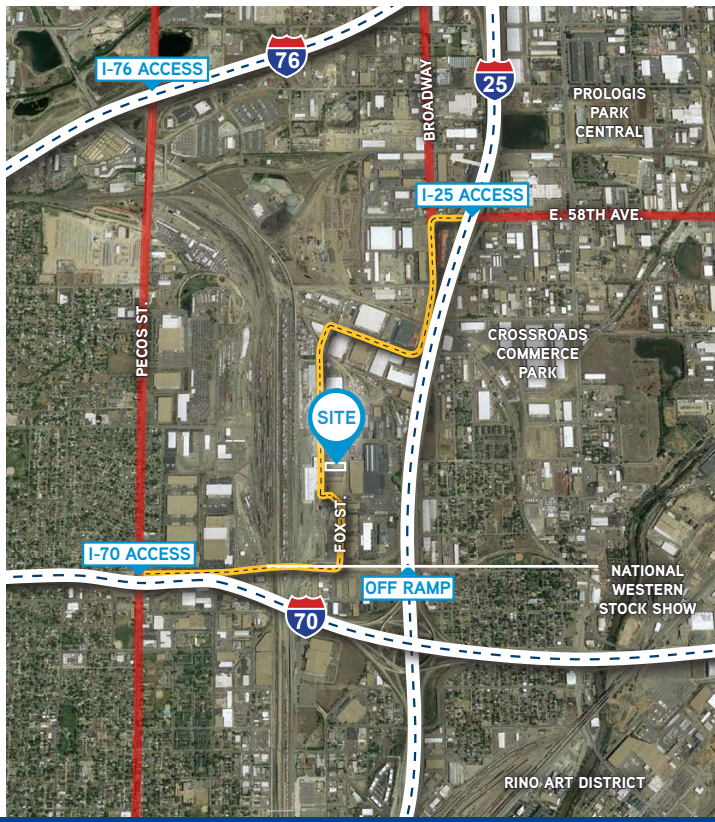
Pricing, terms, and availability are subject to change and/or withdrawal without notice.

For Lease



Floor Plan | Unit A | 8,300 SF





Brokerage Disclosure

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