

INDUSTRIAL SPACE FOR LEASE

231,174 SF

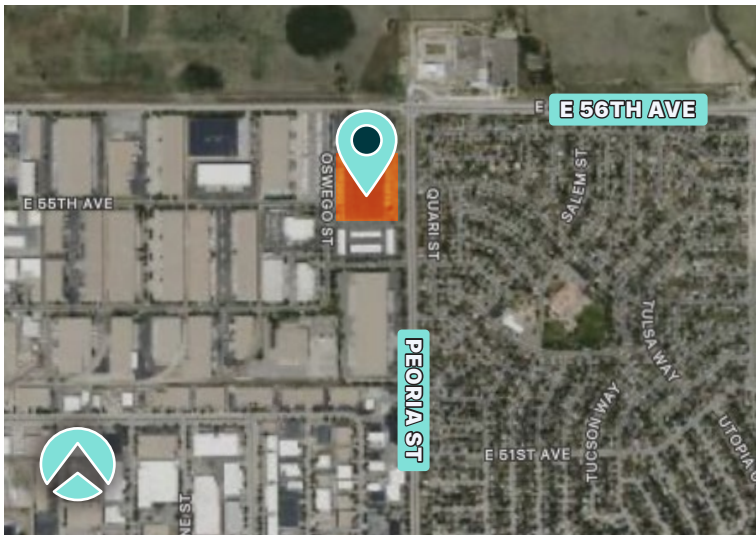


5501 Peoria St.
Denver, CO 80239

Peoria Distribution Center



Cross-Dock Configuration



- Rare cross-dock configuration in this footprint
- Located within major distribution hubs
- Easy Access to I-70, I-25 and I-225
- Infill property with large fenced yard
- 18 minutes to Denver International Airport and 20 from Downtown Denver

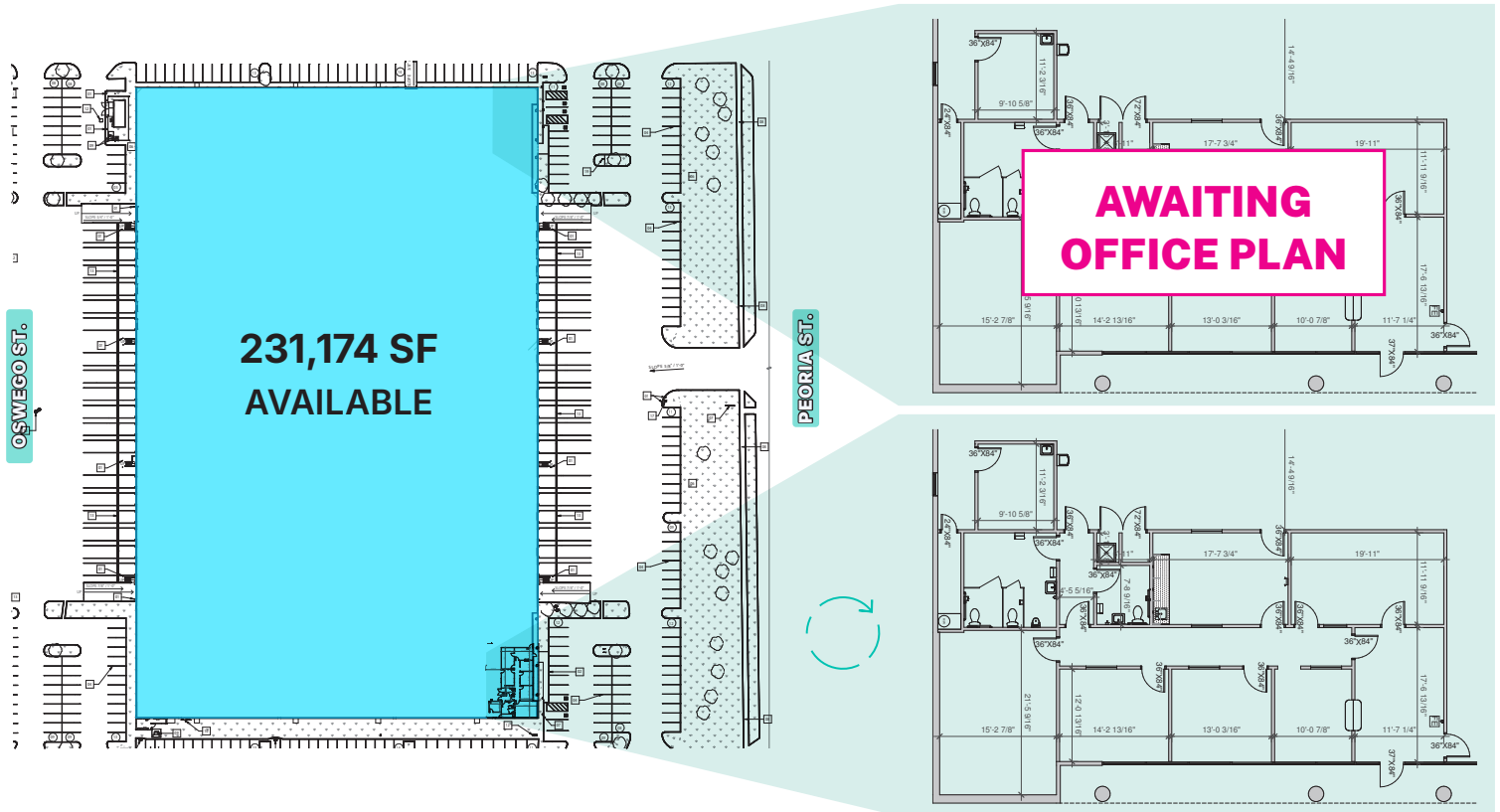
Property Features

Available Space	± 231,174 SF (divisible)
Office Space	± 4,413 SF (2 PODS)
Clear Height	29'
Column Spacing	47'x50'
Dock High Doors	36 (11 Pit levelers, 25 EOD levelers)
Drive-in Doors	5 (14'x16')
Trailer Parking Spaces	Up to 145
Car Parking Spaces	± 266 (1.15:1,000 SF)
Electrical Service	2,000A; 480V; 3 Phase (TBV)
Sprinkler System	ESFR; K-14 Heads w/75 PSI
Lighting	LED Motion Sensor
Base Rate	Contact Brokers

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