

For  
Lease

303 745 5800

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# Industrial Space For Lease

## Building Highlights

- › Access via I-70 and Quebec St.
- › Located in Enterprise Zone
- › Offers both Drive-In and Dock High Loading
- › Radiant Heat in Warehouse

## Airport Business Center

6804 E. 48th Avenue, Unit H | Denver, CO 80216

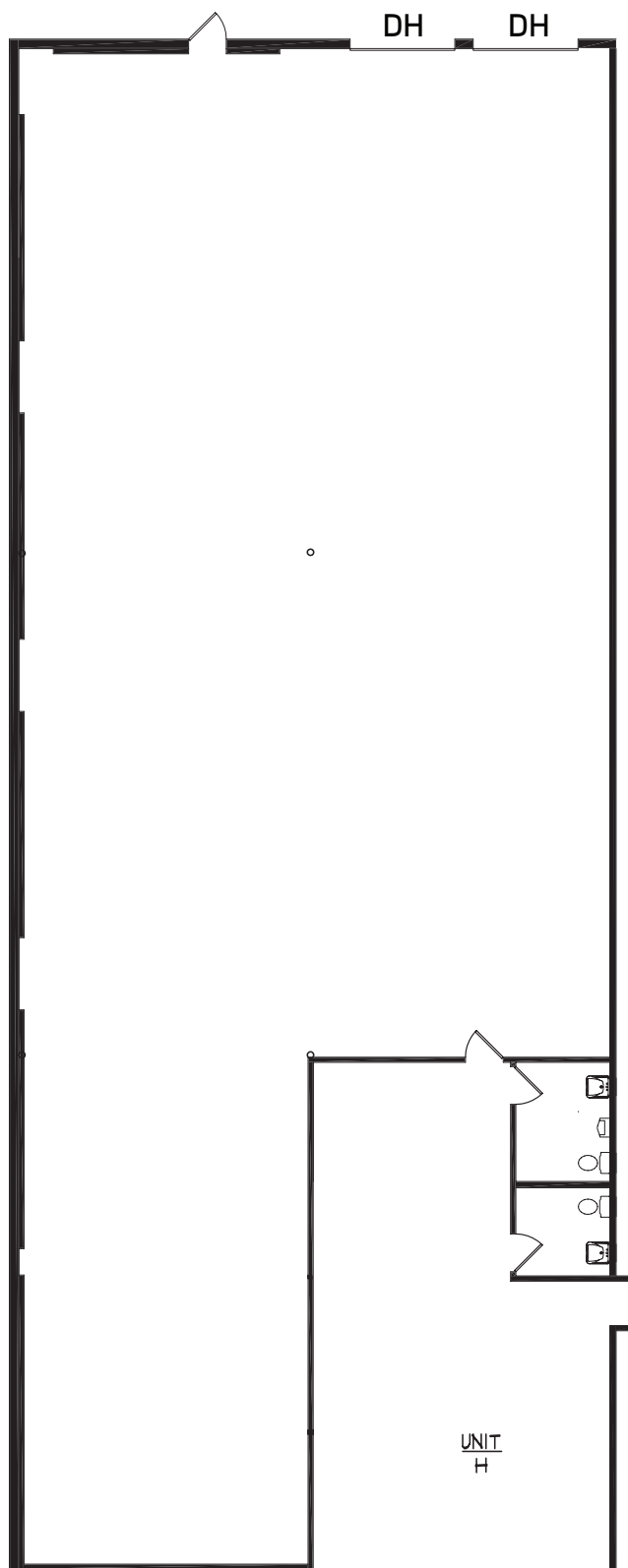
### Building Information

|                    |                                |
|--------------------|--------------------------------|
| Project Size:      | 46,464 SF                      |
| Unit Size:         | 5,808 SF                       |
| Lease Rate:        | \$10.00/SF NNN                 |
| Est. 2026 Op. Ex.: | \$5.20/SF                      |
| Loading:           | Two (2) Dock High              |
| Ceiling Height:    | 14'                            |
| Zoning:            | I-2                            |
| Electric Service:  | 200 Amp, 208/120 Volt, 3-Phase |
| City/County:       | Denver/Denver                  |
| Available:         | 30 Days                        |

# For Lease

## 6804 East 48th Avenue Unit H

5,808 SF



### Contact us:

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BROKERAGE  
DISCLOSURE

### Colliers

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