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# Central Denver Space For Lease

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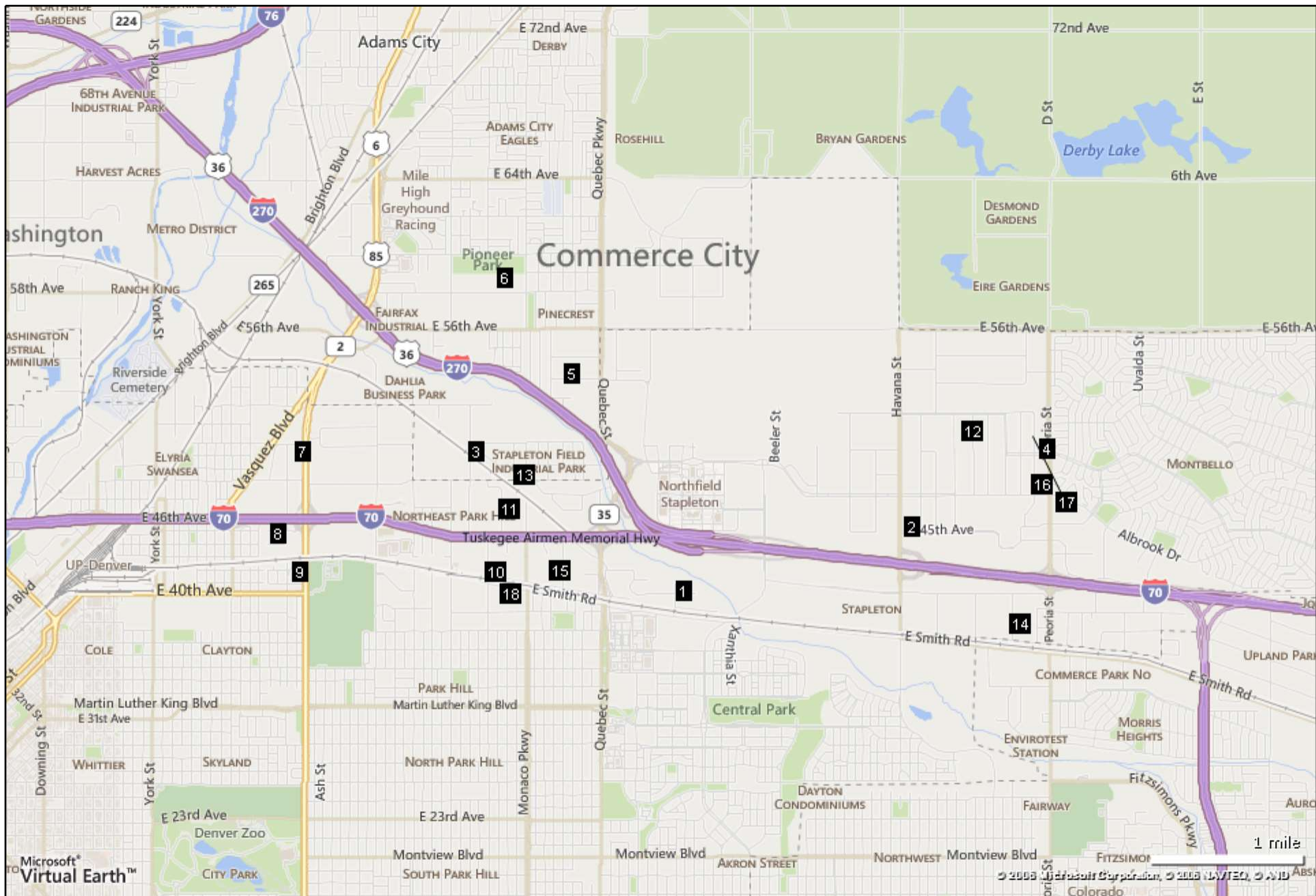
9/1/2015

PREPARED BY:



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# 8131 E 40th Ave - Building A



Location: **Building A**  
**AKA 8100-8300 E 40th Ave**  
**East I-70/Montbello Ind Cluster**  
**Quebec St Ind Submarket**  
**Denver County**  
**Denver, CO 80207**

Management: **J.W. Duff Aircraft Co.**  
 Recorded Owner: **Artemis Venture LLC**

Ceiling Height: **18'0"-23'0"**  
 Column Spacing: **25'w x 45'd**  
 Drive Ins: **1 - 8'0"w x 12'0"h**  
 Loading Docks: **None**  
 Power: **-**

Expenses: **2014 Tax @ \$1.97/sf**  
 Parcel Number: **1214-00-004**  
 Parking: **15 free Surface Spaces are available; Ratio of 0.20/1,000 SF**  
 Amenities: **Property Manager on Site**

Building Type: **Class C Warehouse**

Status: **Built 1973**  
 Tenancy: **Single Tenant**

Land Area: **14.77 AC**  
 Stories: **1**  
 RBA: **13,680 SF**

Total Avail: **13,680 SF**  
 % Leased: **100%**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **-**  
 Const Mat: **Metal**  
 Utilities: **-**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| E 1st | 13,680   | 18,158      | \$16.00/nn       | 30 Days   | Negotiable | Direct   |



Location: **East I-70/Montbello Ind Cluster**  
**Cent E I-70/Montbello Ind Submarket**  
**Denver County**  
**Denver, CO 80239**

Building Type: **Class C Warehouse**  
 Status: **Built 1977**  
 Tenancy: **Single Tenant**

Management: **Aspen Distribution Inc**  
 Recorded Owner: **10555 E 45th Street LLC**

Land Area: **1.19 AC**  
 Stories: **1**  
 RBA: **27,203 SF**

Total Avail: **27,203 SF**  
 % Leased: **0%**

Ceiling Height: **22'0"**  
 Column Spacing: **35'w x 35'd**  
 Drive Ins: **2**  
 Loading Docks: **3 ext**  
 Power: **400a/240v 3p**

Crane: **None**  
 Rail Line: **Yes**  
 Cross Docks: **-**  
 Const Mat: **Masonry**  
 Utilities: **Heating**

Expenses: **2014 Tax @ \$1.11/sf, 2011 Est Tax @ \$1.01/sf; 2011 Est Ops @ \$0.38/sf**  
 Parcel Number: **1232-00-057**  
 Parking: **14 free Surface Spaces are available; Ratio of 0.60/1,000 SF**  
 Amenities: **Property Manager on Site**

| Floor | SF Avail   | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term    | Use/Type |
|-------|------------|-------------|------------------|-----------|---------|----------|
| P 1st | 24,803 div | 27,203      | Withheld         | Vacant    | 1-5 yrs | Direct   |



Location: **Stapleton Industrial Center**  
**SWC 49th/50th**  
**East I-70/Montbello Ind Cluster**  
**East I-70/270 Ind Submarket**  
**Adams County**  
**Commerce City, CO 80022**

Management: -  
 Recorded Owner: **Stapleton Indust. Center Assoc.**

Ceiling Height: **18'0"**  
 Column Spacing: -  
 Drive Ins: **2 - 10'0" w x 14'0" h**  
 Loading Docks: **11 ext**  
 Power: **110-220v 3p**

Expenses: **2014 Tax @ \$0.82/sf; 2013 Ops @ \$0.63/sf**  
 Parcel Number: **1823-17-3-04-053**  
 Parking: **Free Surface Spaces; Ratio of 0.90/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 1985**  
 Tenancy: **Multiple Tenant**

Land Area: **3 AC**  
 Stories: **1**  
 RBA: **77,444 SF**

Total Avail: **18,900 SF**  
 % Leased: **91.9%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: -

| Floor                 | SF Avail       | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term    | Use/Type |
|-----------------------|----------------|-------------|------------------|-----------|---------|----------|
| P 1st / Suite 7, 8, 9 | 12,600/200 ofc | 12,600      | \$4.75/nnn       | 30 Days   | 3-5 yrs | Direct   |



Location: **Stapleton East**  
**AKA 4955 Peoria St**  
**I-70 & Peoria**  
**East I-70/Montbello Ind Cluster**  
**Cent E I-70/Montbello Ind Submarket**  
**Denver County**  
**Denver, CO 80239**

Management: **First Industrial Realty Trust, Inc.**  
 Recorded Owner: **First Industrial Realty Trust, Inc.**

Ceiling Height: **16'0"-18'0"**  
 Column Spacing: **-**  
 Drive Ins: **10 - 12'0"w x 12'0"h**  
 Loading Docks: **10 ext**  
 Power: **200-220a 3p**

Expenses: **2014 Tax @ \$0.88/sf; 2014 Ops @ \$1.80/sf**  
 Parcel Number: **1144-04-017**  
 Parking: **200 free Surface Spaces are available; Ratio of 2.50/1,000 SF**  
 Amenities: **Air Conditioning, Bus Line**

Building Type: **Class B Warehouse**  
 Status: **Built 1984**  
 Tenancy: **Multiple Tenant**

Land Area: **3.09 AC**  
 Stories: **1**  
 RBA: **49,575 SF**

Total Avail: **10,600 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Gas - Natural, Heating - Gas, Sewer - City, Water - City**

| Floor           | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term          | Use/Type |
|-----------------|----------|-------------|------------------|-----------|---------------|----------|
| P 1st / Suite A | 10,600   | 10,600      | Withheld         | 30 Days   | Thru Jan 2018 | Sublet   |



Location: **W.J. Whately, Inc.**  
**East I-70/Montbello Ind Cluster**  
**East I-70/270 Ind Submarket**  
**Adams County**  
**Commerce City, CO 80022**

Building Type: **Class C Service**  
 Status: **Built 1973**  
 Tenancy: **Multiple Tenant**

Management: -  
 Recorded Owner: **Enterprise & Associates LP**

Land Area: **1.91 AC**  
 Stories: **1**  
 RBA: **25,272 SF**

Total Avail: **25,272 SF**  
 % Leased: **100%**

Ceiling Height: **16'0"**  
 Column Spacing: -  
 Drive Ins: **8 - 12'0" w x 14'0" h**  
 Loading Docks: **None**  
 Power: **600a/120-208v 3p**

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

Expenses: **2014 Tax @ \$0.66/sf, 2007 Est Tax @ \$0.55/sf**  
 Parcel Number: **1823-17-1-06-008**  
 Parking: **60 Surface Spaces are available; Ratio of 2.37/1,000 SF**  
 Amenities: **Fenced Lot**

| Floor | SF Avail             | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|----------------------|-------------|------------------|-----------|------------|----------|
| E 1st | 25,272 div/5,000 ofc | 25,272      | \$6.50/nnn       | 90 Days   | Negotiable | Direct   |



Location: **AKA Monaco St**  
**East I-70/Montbello Ind Cluster**  
**East I-70/270 Ind Submarket**  
**Adams County**  
**Commerce City, CO 80022**

Management: -  
 Recorded Owner: **RLF I-A SPE, LLC**

Ceiling Height: **24'0"**  
 Column Spacing: -  
 Drive Ins: **12'0" w x 14'0" h**  
 Loading Docks: **107 ext**  
 Power: **200a 3p**

Parcel Number: **1823-08-3-01-024**  
 Parking: **100 free Surface Spaces are available; Ratio of 0.70/1,000 SF**  
 Amenities: **Fenced Lot**

Building Type: **Class C Truck Terminal**

Status: **Built 1984, Renov 1993**  
 Tenancy: **Multiple Tenant**

Land Area: **18.61 AC**  
 Stories: **1**  
 RBA: **39,617 SF**

Total Avail: **39,617 SF**  
 % Leased: **0%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **Yes**  
 Const Mat: **Metal**  
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

| Floor | SF Avail   | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|------------|-------------|------------------|-----------|------------|----------|
| E 1st | 39,617 div | 39,617      | \$12.12/nnn      | Vacant    | Negotiable | Direct   |





Location: **Meadow Creek Performance Tire Warehouse**  
**North Central Ind Cluster**  
**Upper North Central Ind Submarket**  
**Denver County**  
**Denver, CO 80216**

Management: -  
 Recorded Owner: **Douglas Morrison**

Ceiling Height: **14'0"-18'0"**  
 Column Spacing: -  
 Drive Ins: **1 - 12'0" w x 14'0" h**  
 Loading Docks: **1 int/3 ext**  
 Power: -

Expenses: **2012 Tax @ \$0.86/sf**  
 Parcel Number: **2134-01-021**  
 Parking: **12 Surface Spaces are available; Ratio of 0.70/1,000 SF**  
 Amenities: **Fenced Lot**

Building Type: **Class C Warehouse**

Status: **Built 1962**  
 Tenancy: **Single Tenant**

Land Area: **1 AC**  
 Stories: **1**  
 RBA: **24,715 SF**

Total Avail: **24,715 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

| Floor               | SF Avail | Bldg Contig | Rent/SF/Yr + Svs    | Occupancy | Term       | Use/Type |
|---------------------|----------|-------------|---------------------|-----------|------------|----------|
| P 1st / Suite North | 10,800   | 10,800      | \$14.00/nnn         | 30 Days   | Negotiable | Direct   |
| P 1st / Suite South | 13,915   | 13,915      | \$14.00-\$15.00/nnn | 30 Days   | Negotiable | Direct   |



Location: **North Central Ind Cluster**  
**Lower North Central Ind Submarket**  
**Denver County**  
**Denver, CO 80216**

Building Type: **Class B Warehouse**

Status: **Built 1967**  
 Tenancy: **Multiple Tenant**

Management: -  
 Recorded Owner: **Chihuahuary Enterprises, LLC**

Land Area: **0.50 AC**  
 Stories: **1**  
 RBA: **14,706 SF**

Total Avail: **14,706 SF**  
 % Leased: **0%**

Ceiling Height: **8'0"-13'6"**  
 Column Spacing: -  
 Drive Ins: **1 - 10'0"h**  
 Loading Docks: **2 ext**  
 Power: **1200a/240-480v 3p/4w**

Crane: **1**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: **Heating - Gas**

Expenses: **2014 Tax @ \$1.18/sf**  
 Parcel Number: **2241-13-021, 2241-13-028**  
 Parking: **10 free Surface Spaces are available; Ratio of 0.68/1,000 SF**  
 Amenities: **Buss Ducts, Fenced Lot, Floor Drains**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| E 1st | 14,706   | 14,706      | \$6.50/nnn       | Vacant    | Negotiable | Direct   |



Location: **North Central Ind Cluster**  
**Lower North Central Ind Submarket**  
**Denver County**  
**Denver, CO 80216**

Building Type: **Class B Warehouse**  
 Status: **Built 1978**  
 Tenancy: **Multiple Tenant**

Management: **First Industrial Realty Trust, Inc.**  
 Recorded Owner: **4200 Jackson Lic**

Land Area: **2.14 AC**  
 Stories: **1**  
 RBA: **48,902 SF**  
 Total Avail: **38,000 SF**  
 % Leased: **100%**

Ceiling Height: **16'0"**  
 Column Spacing: **-**  
 Drive Ins: **3 - 14'0"h**  
 Loading Docks: **8 ext**  
 Power: **1150a/120-208v 3p**

Crane: **-**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **-**

Expenses: **2014 Tax @ \$1.07/sf, 2004 Est Tax @ \$1.42/sf, 2003 Est Ops @ \$1.43/sf**  
 Parcel Number: **2244-16-027**  
 Parking: **50 free Surface Spaces are available; Ratio of 1.10/1,000 SF**  
 Amenities: **Air Conditioning**

| Floor | SF Avail   | Bldg Contig | Rent/SF/Yr + Svs  | Occupancy | Term       | Use/Type |
|-------|------------|-------------|-------------------|-----------|------------|----------|
| P 1st | 38,000 div | 38,000      | \$4.75-\$6.50/nnn | 30 Days   | Negotiable | Direct   |



Location: **East I-70/Montbello Ind Cluster  
Quebec St Ind Submarket  
Denver County  
Denver, CO 80216**

Building Type: **Class C Warehouse**  
Status: **Built 1986**  
Tenancy: **Multiple Tenant**

Management: -  
Recorded Owner: **Brinkmeyer Holdings LLC**

Land Area: **1.30 AC**  
Stories: **1**  
RBA: **49,950 SF**  
Total Avail: **19,704 SF**  
% Leased: **60.6%**

Ceiling Height: **16'0"**  
Column Spacing: -  
Drive Ins: **5**  
Loading Docks: **None**  
Power: **800-6000a/480v 3p**

Crane: -  
Rail Line: -  
Cross Docks: -  
Const Mat: -  
Utilities: -

Expenses: **2014 Tax @ \$0.92/sf**  
Parcel Number: **1203-00-068, 1203-00-197**  
Parking: **23 Surface Spaces are available**

| Floor | SF Avail   | Bldg Contig | Price | Rent/SF/Yr + Svs    | Occupancy | Term       | Use/Type |
|-------|------------|-------------|-------|---------------------|-----------|------------|----------|
| P 1st | 19,704 div | 19,704      | No    | \$10.00-\$15.00/nnn | Vacant    | Negotiable | Direct   |

4650 Leyden St - Interstate Distribution Center



Location: **Interstate Distribution Center**  
**AKA 48th Ave**  
**East I-70/Montbello Ind Cluster**  
**East I-70/270 Ind Submarket**  
**Denver County**  
**Denver, CO 80216**

Management: -  
 Recorded Owner: **Interstate Distribution Center**

Ceiling Height: **22'0"**  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: **12 ext**  
 Power: -

Expenses: **2015 Combined Tax/Ops @ \$1.68/sf; 2007 Est Ops @ \$1.23/sf**  
 Parcel Number: **1202-00-115**  
 Parking: **60 free Surface Spaces are available; Ratio of 0.25/1,000 SF**  
 Amenities: **Air Conditioning, Enterprise Zone, Skylights**

Building Type: **Class C Warehouse**  
 Status: **Built 1984**  
 Tenancy: **Multiple Tenant**

Land Area: **2 AC**  
 Stories: **1**  
 RBA: **59,265 SF**

Total Avail: **11,654 SF**  
 % Leased: **80.3%**

Crane: -  
 Rail Line: **Yes**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

| Floor           | SF Avail         | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term    | Use/Type |
|-----------------|------------------|-------------|------------------|-----------|---------|----------|
| P 1st / Suite F | 11,654/4,426 ofc | 11,654      | \$4.95/nnn       | Vacant    | 1-5 yrs | Direct   |



Location: **East I-70/Montbello Ind Cluster**  
**Cent E I-70/Montbello Ind Submarket**  
**Denver County**  
**Denver, CO 80239**

Building Type: **Class B Warehouse**  
 Status: **Built 1974**  
 Tenancy: **Multiple Tenant**

Management: -  
 Recorded Owner: **Charles E. Stanton**

Land Area: **2.44 AC**  
 Stories: **1**  
 RBA: **66,500 SF**

Total Avail: **66,500 SF**  
 % Leased: **100%**

Ceiling Height: **24'0"**  
 Column Spacing: -  
 Drive Ins: **4**  
 Loading Docks: **6 ext**  
 Power: **800-8000a/120-480v 3p**

Crane: **None**  
 Rail Line: -  
 Cross Docks: **None**  
 Const Mat: -  
 Utilities: -

Expenses: **2014 Tax @ \$0.85/sf**  
 Parcel Number: **1144-02-009**  
 Parking: **18 Surface Spaces are available; Ratio of 0.60/1,000 SF**  
 Amenities: **Bus Line**

| Floor | SF Avail             | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term     | Use/Type |
|-------|----------------------|-------------|------------------|-----------|----------|----------|
| E 1st | 66,500 div/8,000 ofc | 66,500      | \$19.50/nnn      | 30 Days   | 7-10 yrs | Direct   |



Location: **East I-70/Montbello Ind Cluster**  
**East I-70/270 Ind Submarket**  
**Adams County**  
**Commerce City, CO 80022**

Building Type: **Class B Warehouse**  
 Status: **Built 1985, Renov 1991**  
 Tenancy: **Multiple Tenant**

Management: -  
 Recorded Owner: **Prominent Investment LLC**

Land Area: **0.76 AC**  
 Stories: **1**  
 RBA: **15,207 SF**  
 Total Avail: **15,207 SF**  
 % Leased: **100%**

Ceiling Height: **17'0"**  
 Column Spacing: -  
 Drive Ins: **5**  
 Loading Docks: **None**  
 Power: **400a/208v 3p**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

Expenses: **2015 Combined Tax/Ops @ \$2.05/sf**  
 Parcel Number: **1823-17-3-04-054**  
 Parking: **10 Surface Spaces are available; Ratio of 1.20/1,000 SF**  
 Amenities: **Enterprise Zone, Floor Drains**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|----------|-------------|------------------|-----------|------------|----------|
| E 1st | 15,207   | 15,207      | \$3.50/nnn       | 30 Days   | Negotiable | Direct   |



Location: **AKA 37th Ave**  
**East I-70/Montbello Ind Cluster**  
**Cent E I-70/Montbello Ind Submarket**  
**Denver County**  
**Denver, CO 80239**

Management: -  
 Recorded Owner: **GLP US**

Ceiling Height: **20'0"-22'0"**  
 Column Spacing: -  
 Drive Ins: **1**  
 Loading Docks: **14 ext**  
 Power: **277a/480v 3p/1w**

Expenses: **2015 Combined Tax/Ops @ \$1.84/sf; 2000 Est Ops @ \$0.46/sf**  
 Parcel Number: **1234-00-059**  
 Parking: **200 free Surface Spaces are available; Ratio of 2.80/1,000 SF**

Building Type: **Class C Warehouse**

Status: **Built 1974**  
 Tenancy: **Multiple Tenant**

Land Area: **18.65 AC**  
 Stories: **1**  
 RBA: **69,925 SF**

Total Avail: **18,000 SF**  
 % Leased: **100%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Reinforced Concrete**  
 Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

| Floor | SF Avail         | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|-------|------------------|-------------|------------------|-----------|------------|----------|
| P 1st | 18,000/1,475 ofc | 18,000      | Withheld         | 30 Days   | Negotiable | Direct   |





Location: **AKA Sandown Rdg  
East I-70/Montbello Ind Cluster  
Quebec St Ind Submarket  
Denver County  
Denver, CO 80216**

Management: **DTZ**  
Recorded Owner: **St. Paul Fire and Marine Insurance Company**

Ceiling Height: **18'0"**  
Column Spacing: **33'w x 30'd**  
Drive Ins: **1 - 8'0" w x 10'0" h**  
Loading Docks: **10 ext**  
Power: **-**

Expenses: **2015 Combined Tax/Ops @ \$2.04/sf; 2013 Combined Est Tax/Ops @ \$1.67/sf**  
Parcel Number: **1204-00-013**  
Parking: **9 free Surface Spaces are available**

Building Type: **Class C Warehouse**

Status: **Built 1975**  
Tenancy: **Multiple Tenant**

Land Area: **2 AC**  
Stories: **1**  
RBA: **34,800 SF**

Total Avail: **11,460 SF**  
% Leased: **67.1%**

Crane: **-**  
Rail Line: **None**  
Cross Docks: **None**  
Const Mat: **Reinforced Concrete**  
Utilities: **Gas - Natural, Heating, Sewer - City, Water - City**

| Floor               | SF Avail             | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|---------------------|----------------------|-------------|------------------|-----------|------------|----------|
| P 1st / Suite G & H | 11,460 div/1,247 ofc | 11,460      | \$5.25/nnn       | Vacant    | Negotiable | Direct   |



Location: **East I-70/Montbello Ind Cluster**  
**Cent E I-70/Montbello Ind Submarket**  
**Denver County**  
**Denver, CO 80239**

Management: -  
 Recorded Owner: **Vari L Company, Inc.**

Ceiling Height: **16'0"**  
 Column Spacing: -  
 Drive Ins: **11**  
 Loading Docks: **None**  
 Power: **2500a/208v 3p**

Expenses: **2014 Combined Tax/Ops @ \$2.18/sf**  
 Parcel Number: **1144-09-022, 1231-03-002, 1231-03-003**  
 Parking: **68 Surface Spaces are available; Ratio of 2.00/1,000 SF**

Building Type: **Class B Industrial**  
 Status: **Built 1986**  
 Tenancy: **Multiple Tenant**

Land Area: **1.83 AC**  
 Stories: **1**  
 RBA: **33,715 SF**

Total Avail: **22,548 SF**  
 % Leased: **33.1%**

Crane: -  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: -  
 Utilities: -

| Floor | SF Avail   | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term    | Use/Type |
|-------|------------|-------------|------------------|-----------|---------|----------|
| P 1st | 22,548 div | 22,548      | Withheld         | Vacant    | 1-5 yrs | Direct   |



Location: **East I-70/Montbello Ind Cluster**  
**Cent E I-70/Montbello Ind Submarket**  
**Denver County**  
**Denver, CO 80239**

Building Type: **Class B Warehouse**  
 Status: **Built 1979**  
 Tenancy: **Single Tenant**

Management: -  
 Recorded Owner: **Nik Investments**

Land Area: **0.93 AC**  
 Stories: **1**  
 RBA: **15,552 SF**  
 Total Avail: **15,550 SF**  
 % Leased: **0.0%**

Ceiling Height: **16'0"**  
 Column Spacing: **30'w x 40'd**  
 Drive Ins: **2 - 12'0" w x 14'0" h**  
 Loading Docks: **2 ext**  
 Power: **400a/208v 3p**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: -

Expenses: **2014 Tax @ \$1.32/sf; 2006 Est Ops @ \$1.36/sf**  
 Parcel Number: **1144-06-014**  
 Parking: **15 free Surface Spaces are available; Ratio of 0.96/1,000 SF**  
 Amenities: **Bus Line, Skylights**

| Floor              | SF Avail         | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term       | Use/Type |
|--------------------|------------------|-------------|------------------|-----------|------------|----------|
| E 1st / Suite 4975 | 15,550/7,000 ofc | 15,550      | \$8.95/nnn       | Vacant    | Negotiable | Direct   |



Location: **Simplex Grinnell**  
**East I-70/Montbello Ind Cluster**  
**Quebec St Ind Submarket**  
**Denver County**  
**Denver, CO 80216**

Management: -  
 Recorded Owner: **Bates Leasing Company, Ltd.**

Ceiling Height: **11'0"**  
 Column Spacing: -  
 Drive Ins: **1 - 8'0"w x 10'0"h**  
 Loading Docks: **Yes**  
 Power: -

Expenses: **2014 Tax @ \$1.19/sf; 2006 Est Ops @ \$3.00/sf**  
 Parcel Number: **1203-00-061**  
 Parking: **70 free Surface Spaces are available; Ratio of 2.13/1,000 SF**  
 Amenities: **Enterprise Zone, Fenced Lot**

Building Type: **Class B Manufacturing**

Status: **Built 1973**  
 Tenancy: **Single Tenant**

Land Area: **1.30 AC**  
 Stories: **2**  
 RBA: **32,890 SF**

Total Avail: **32,890 SF**  
 % Leased: **100%**

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: **None**  
 Const Mat: **Masonry**  
 Utilities: -

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term     | Use/Type |
|-------|----------|-------------|------------------|-----------|----------|----------|
| E 1st | 16,445   | 32,890      | \$6.95/nnn       | 30 Days   | 1-10 yrs | Direct   |
| E 2nd | 16,445   | 32,890      | \$6.95/nnn       | 30 Days   | 1-10 yrs | Direct   |