
Tellme Scenic Solutions

8/1/2016

PREPARED BY:



Rare Space Inc.

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Denver, CO 80202

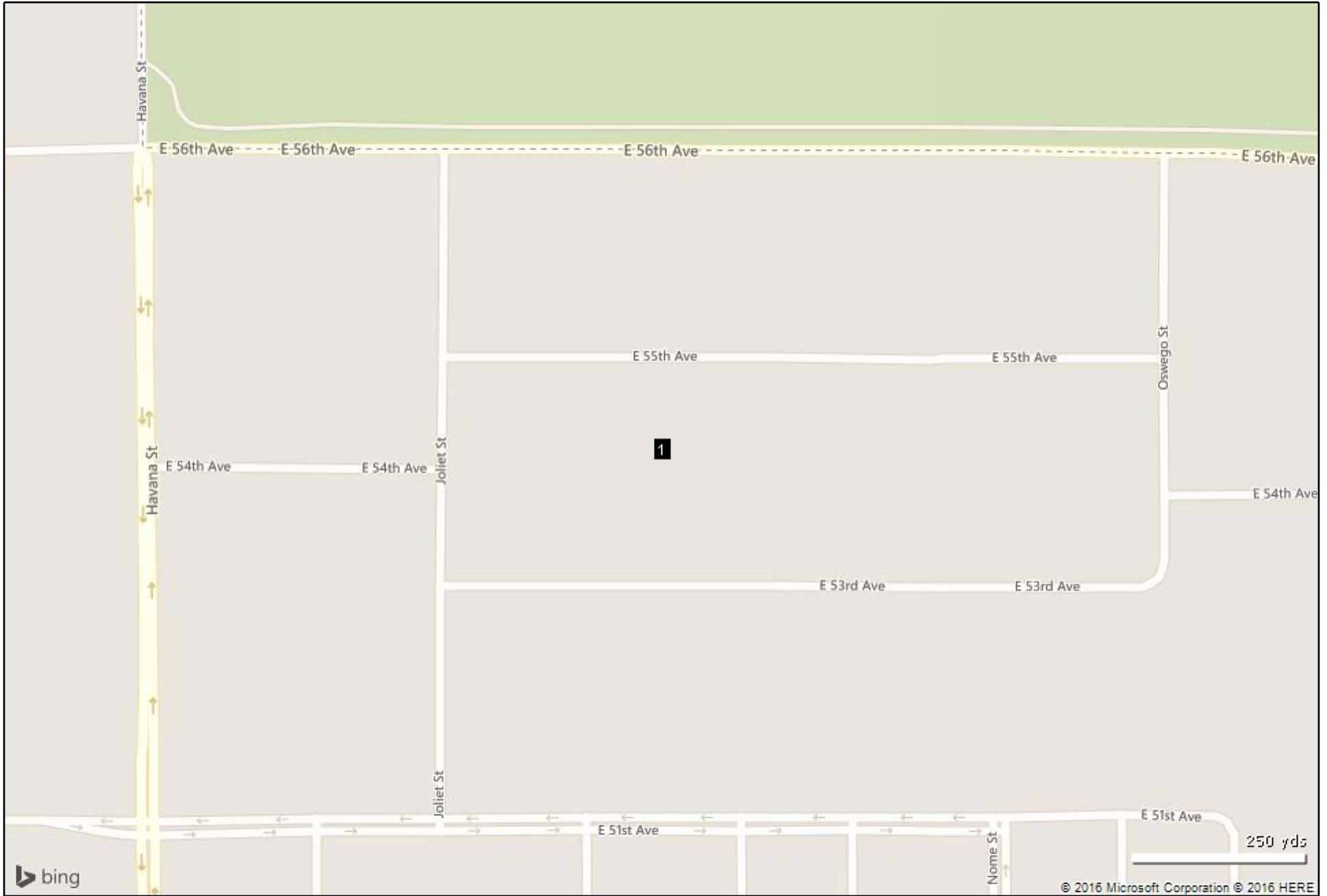
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Lease Availability Report

11111 E 53rd Ave - Bldg 3

Denver, CO 80239 - Cent E I-70/Montbello Ind Submarket



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1982
RBA:	154,208 SF
Floors:	1
Typical Floor:	154,208 SF
Ceiling Ht:	22'
Columns:	29'w x 41'd

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Taxes:	\$0.73 (2015)
Opex:	\$0.49 (2012-Est)

SALE

Last Sale: Portfolio of 1129 Properties Sold on Oct 26, 2015 for \$350,000,000

LOADING

Docks:	34 ext	Drive Ins:	3 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	0 int/12 ext	Rail Line:	Union Pacific Railroad

POWER & UTILITIES

Power:	100-2,500a/277-480v 3p Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Air Conditioning, Bus Line, Signage, Skylights

LAND

Land Area:	9.64 AC
Zoning:	I-1
Parcel	1142-04-014

TRANSPORTATION

Parking:	75 free Surface Spaces are available; Ratio of 0.60/1,000 SF
Airport:	25 minute drive to Denver International Airport

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KEY TENANTS

New Haven	37,453 SF	Landmark Packaging	29,107 SF
Jordy Carter Furnishings	15,194 SF	Tellme Scenic Solutions LLC	500 SF