

Lease Availability Report

11475 E 53rd Ave - Midway Distribution Center I

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



BUILDING

Type:	Class B Industrial
Subtype:	Warehouse
Tenancy:	Multiple
Year Built:	1985
RBA:	168,560 SF
Floors:	1
Typical Floor:	168,560 SF
Ceiling Ht:	22'-24'
Columns:	40'w x 40'd

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Taxes:	\$0.90 (2016)
Opex:	\$1.75 (2015)

SALE

Last Sale: Portfolio of 2 Industrial Properties in Denver, CO Sold on Oct 24, 2007 for \$18,753,000 (\$55.00/SF)

LOADING

Docks:	22 ext	Drive Ins:	6 tot./12'w x 14'h
Cross Docks:	None	Cranes:	None
Rail Spots:	0 int/8 ext	Rail Line:	Union Pacific Railroad

POWER & UTILITIES

Power:	1,500a/277-480v 3p 4w Heavy
Utilities:	Gas - Natural, Heating - Gas, Sewer - City, Water - City

FEATURES

Air Conditioning, Bus Line

LAND

Land Area:	7.70 AC
Zoning:	I-2
Parcel	1141-02-010

TRANSPORTATION

Parking:	200 free Surface Spaces are available; Ratio of 0.60/1,000 SF
Airport:	24 minute drive to Denver International Airport

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KEY TENANTS

Manufacturers Warehousing	47,116 SF	Silvercote	41,024 SF
Star Stainless Screw Co	32,000 SF	EveryWarehouse	23,460 SF
Keystone Automotive	16,856 SF	Packaging Suppliers of America	16,856 SF