

Lease Availability Report

11605 E 55th Ave - Denver Business Center
Denver, CO 80239 - Cent E I-70/Montbello Ind Submarket



BUILDING

Type:	Class A Industrial
Subtype:	Distribution
Tenancy:	Multiple
Year Built:	2009
RBA:	100,000 SF
Floors:	1
Typical Floor:	100,000 SF
Ceiling Ht:	32'
Columns:	50'w x 50'd

AVAILABILITY

No Spaces Available

EXPENSES PER SF

Total Expenses: **\$1.81 (2016)**

SALE

Last Sale: Portfolio of 298 Properties Sold on Dec 18, 2014 for \$1,595,000,000 (\$52.76/SF)

LOADING

Docks:	14 ext	Drive Ins:	4 tot./10'w x 16'h
Cross Docks:	None	Rail Spots:	None

POWER & UTILITIES

Power:	3,000a/277-480v 3p 4w Heavy
Utilities:	Gas, Water

LAND

Land Area:	6.10 AC
Zoning:	I-2
Parcel	1141-01-018

TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; Ratio of 1.00/1,000 SF

KEY TENANTS

US Venture Inc	54,600 SF	Worm's Way Group	45,442 SF
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