

# 9911-9931 E 47th Ave - Bldg D-3 - Stapleton Business Center



Location: **Bldg D-3**  
**AKA 4735-4755 Florence St**  
**NWC Florence/47th**  
**East I-70/Montbello Ind Cluster**  
**East I-70/270 Ind Submarket**  
**Denver County**  
**Denver, CO 80238**

Management: **Prologis**  
 Recorded Owner: **Catellus Development Corp**

Ceiling Height: **30'0"**  
 Column Spacing: **50'w**  
 Drive Ins: **4 - 60'0" w x 60'0" h**  
 Loading Docks: **60 ext**  
 Power: **800a/227-480v 3p**

Building Type: **Class B Warehouse**

Status: **Built Jul 2000**  
 Tenancy: **Multiple Tenant**

Land Area: **21.47 AC**  
 Stories: **1**  
 RBA: **360,118 SF**

Total Avail: **112,464 SF**  
 % Leased: **100%**

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

Expenses: **2016 Tax @ \$1.23/sf; 2012 Ops @ \$0.64/sf**

Parcel Number: **1154-01-004**

Parking: **Free Surface Spaces; Ratio of 0.70/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st	112,464/8,930 ofc	112,464	Withheld	Vacant	Negotiable	Sublet